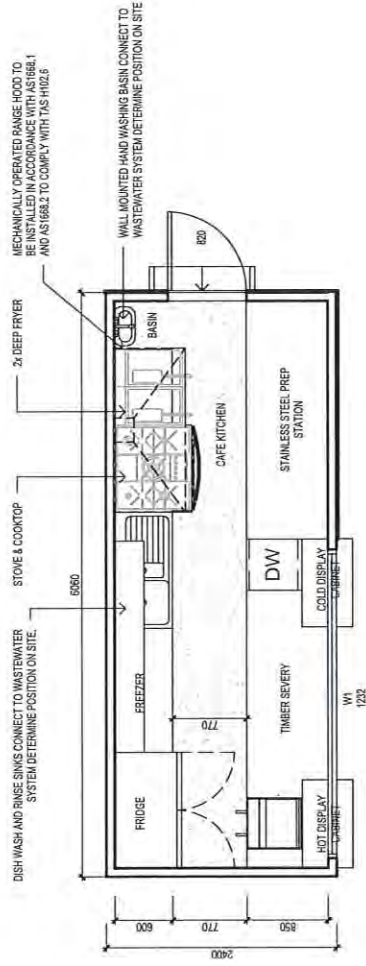


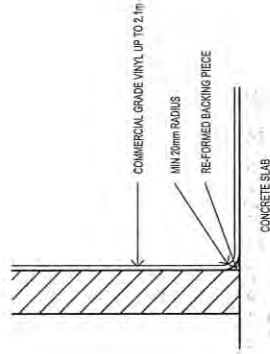
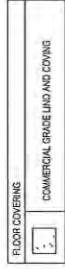


WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	U-VALUE	SHGC
W1	2100	3200	DG	4.3	.55



CAFE KITCHEN FLOOR PLAN
SCALE 1:50



COVERING DETAIL
SCALE 1:10

ISSUED FOR APPROVAL

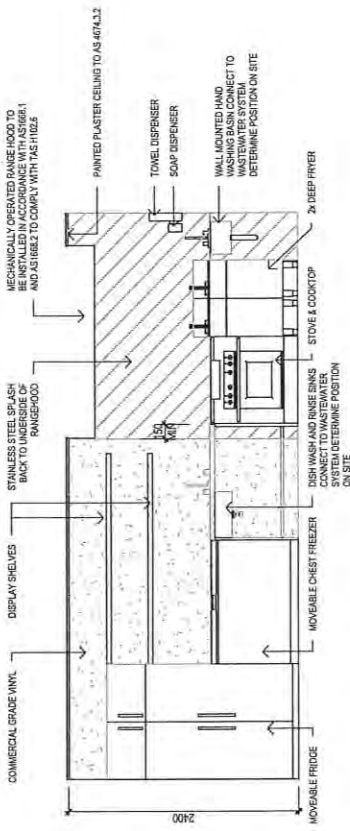
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EXHIBITED

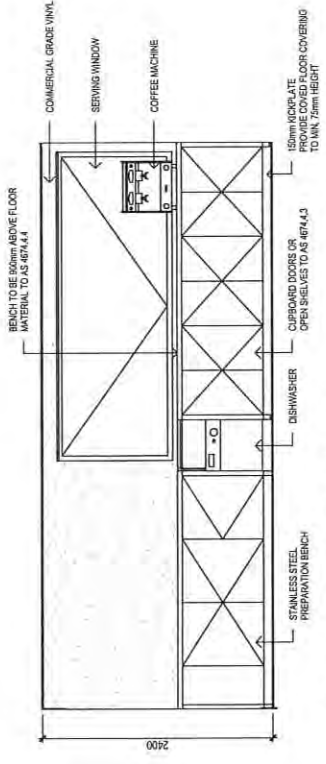
Client: G. & N. GRAHAM
 Project: PROPOSED EXTENSION, CAFE, SHOP, OFFICE & TOILET
 Address: 55 HIGH STREET, CAMPBELL TOWN
 Mob 0412 262 789 or 0412 546 813
 jack@engineeringplus.com.au
 info@engineeringplus.com.au
ENGINEERING PLUS
 CONSULTING ENGINEERS
 Drawing No: 50321
 Rev: A03 C

Date	Int:	Rev:	Designer	Accreditation No:
09.11.21			J. Pfeiffer	CC22.LIT
20.12.21	S.C		J. Pfeiffer	
07.09.22	S.C		J. Pfeiffer	
24.11.21	S.C		J. Pfeiffer	
09.11.21	S.C		J. Pfeiffer	

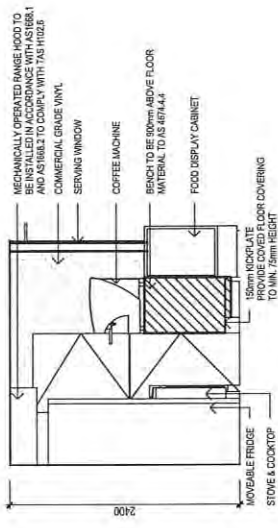
Name	Area	Area (sq)
EXISTING DWELLING	134.26 m ²	14.45
EXISTING DECK	72.07 m ²	7.76
PROPOSED OFFICE & STORAGE	14.68 m ²	1.60
EXISTING GARAGE	96.00 m ²	10.33
PROPOSED SHOP	14.89 m ²	1.60
PROPOSED TOILET BLOCK	18.08 m ²	1.95
PROPOSED CAFE	14.88 m ²	1.60
PROPOSED BAR	10.62 m ²	1.14
	375.70 m ²	40.44



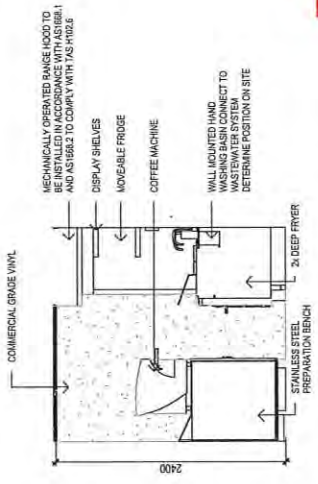
CAFE KITCHEN- INT. ELEVATION #1
 SCALE 1:50



CAFE KITCHEN- INT. ELEVATION #2
 SCALE 1:50



CAFE KITCHEN- INT. ELEVATION #3
 SCALE 1:50



CAFE KITCHEN- INT. ELEVATION #4
 SCALE 1:50

EXHIBITED

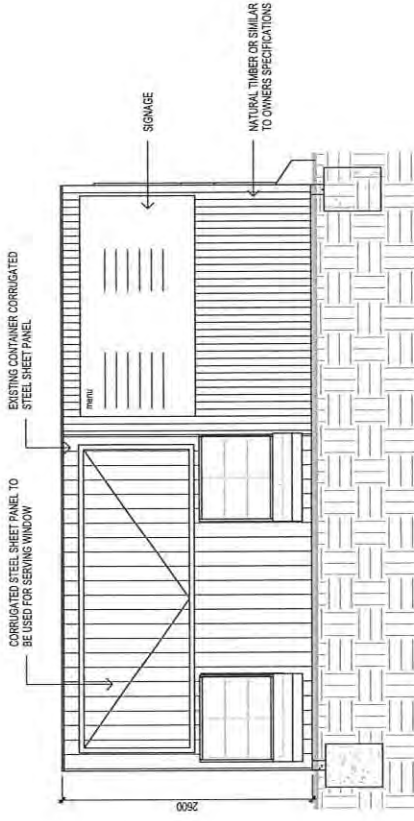
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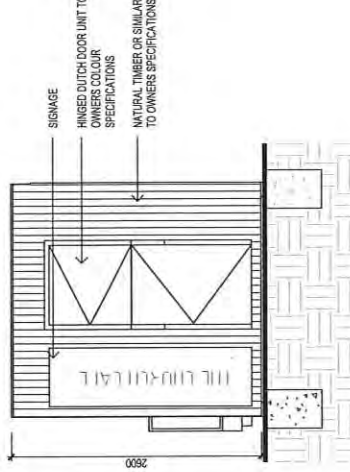
Client: G. & N. GRAHAM
 Project: PROPOSED EXTENSION, CAFE, SHOP, OFFICE & TOILET
 Address: 55 HIGH STREET, CAMPBELL TOWN
 No. 0417 362 785 or 0417 345 813
 info@engineeringplus.com.au
ENGINEERING PLUS

Date Drawn:	09.11.21
Drawn:	S.Chin
Checked:	A. Taylor
Approved:	J. Pfeiffer
Scale:	As Shown @ A3
Accredited Building Designer	J. Pfeiffer
Designer Name:	J. Pfeiffer
Accreditation No.:	CC2211T
Date:	Int:
Rev:	Amendment:

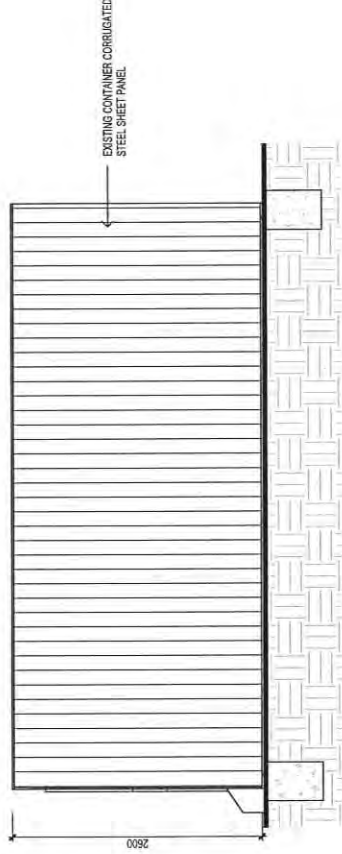
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RFI	07.09.22	S.C
ISSUED FOR APPROVAL	24.11.21	S.C
ISSUED FOR REVIEW	09.11.21	S.C



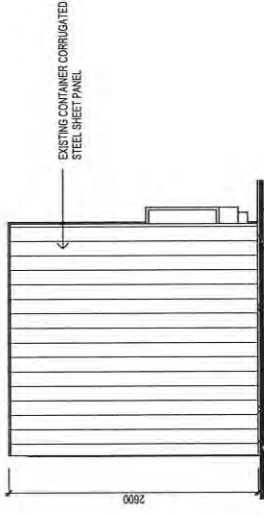
CAFE KITCHEN- SOUTH ELEVATION
SCALE 1:50



CAFE KITCHEN- EAST ELEVATION
SCALE 1:50



CAFE KITCHEN- NORTH ELEVATION
SCALE 1:50



CAFE KITCHEN- WEST ELEVATION
SCALE 1:50

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 Email: info@engineeringplus.com.au
ENGINEERING PLUS

		Date Drawn: 09.11.21	Drawn: S.Chin
C	ISSUED FOR APPROVAL	20.12.22 S.C	Checked: A. Taylor
B	RFI	07.09.22 S.C	Approved: J. Pfeiffer
A	ISSUED FOR APPROVAL	24.11.21 S.C	Scale: As Shown @ A3
-	ISSUED FOR REVIEW	09.11.21 S.C	Accredited Building Designer
Rev:	Amendment:	Date:	Int:
			Designer Name: J.Pfeiffer
			Accreditation No: CC2211T
			Drawing No: 50321
			Rev: A05
			Rev: C



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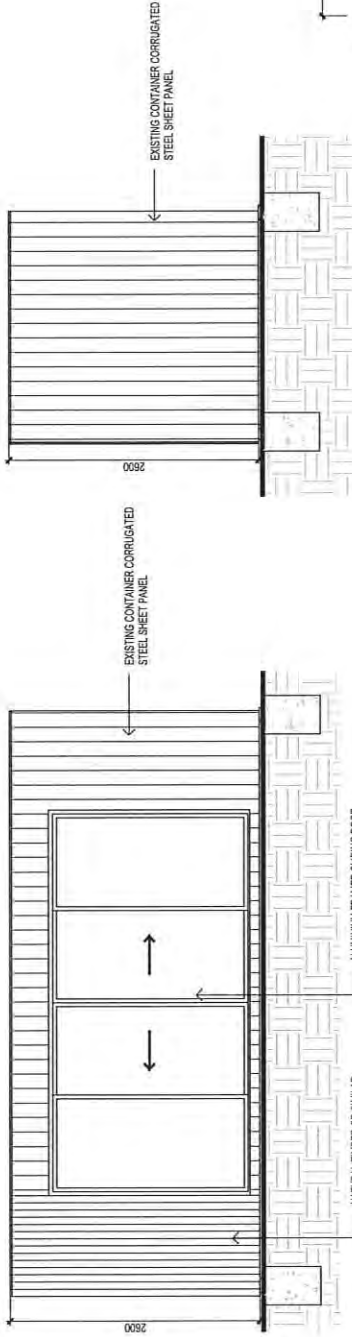
Client: G. & N. GRAHAM
 Project: PROPOSED EXTENSION, CAFE, SHOP, OFFICE & TOILET
 Address: 55 HIGH STREET, CAMPBELL TOWN
 No. 6417 353 789 or 6417 645 813
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 info@engineeringplus.com.au
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				Date Drawn: 09.11.21
				Drawn: S.Chin
C	ISSUED FOR APPROVAL	20.12.22	S.C	Checked: A. Taylor
B	RFI	07.09.22	S.C	Approved: J. Pfeiffer
A	ISSUED FOR APPROVAL	24.11.21	S.C	Scale: As Shown @ A3
-	ISSUED FOR REVIEW	09.11.21	S.C	Accredited Building Designer
Rev. Amendment:		Date:	Int:	Designer Name: J.Pfeiffer
				Accreditation No: CC2211T

Drawing No: 50321
 Rev A06
 C

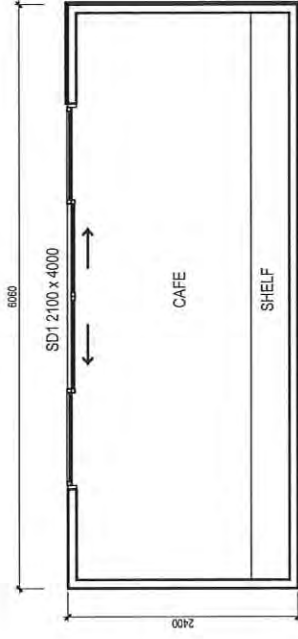


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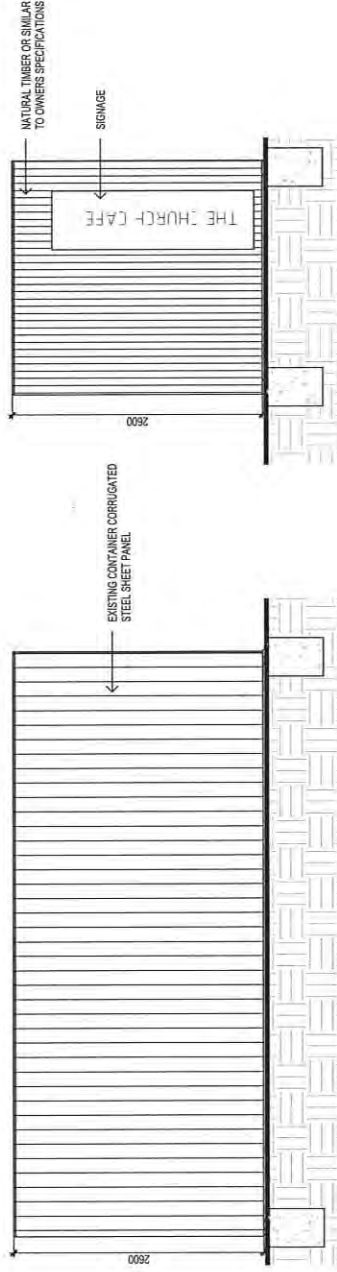


CAFE- NORTH ELEVATION
SCALE 1:50

CAFE- WEST ELEVATION
SCALE 1:50



CAFE- FLOOR PLAN
SCALE 1:50



CAFE- SOUTH ELEVATION
SCALE 1:50

CAFE- EAST ELEVATION
SCALE 1:50

WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	U-VALUE	SHGC
SD1	2100	4000	DG	4.0	.81

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ENGINEERING PLUS CONSULTING ENGINEERS ARCHITECTS INTERIORS PROJECT MANAGEMENT

Rev:	Amendment:	Date:	Int:	Designer Name:	Accreditation No:
-		09.11.21	S.C	J.Pfeiffer	CC2211T
A		24.11.21	S.C	J.Pfeiffer	
B	RFI	07.09.22	S.C	J.Pfeiffer	
C	ISSUED FOR APPROVAL	20.12.22	S.C	A. Taylor	

Date Drawn: 09.11.21
 Drawn: S.Chin
 Checked: A. Taylor
 Approved: J. Pfeiffer
 Scale: As Shown @ A3
 Accredited Building Designer
 Designer Name: J.Pfeiffer
 Accreditation No: CC2211T

Drawing No: 50321
 Rev: A07 C



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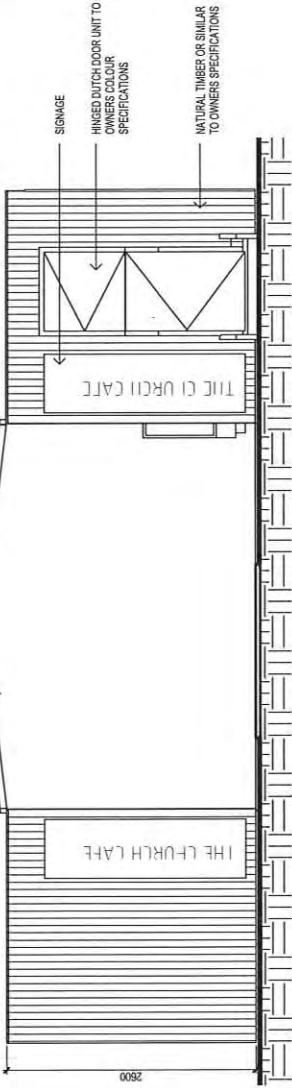
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				Drawn: S.Chin
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B	RFI	07.09.22	S.C	Approved: J. Pfeiffer
A	ISSUED FOR APPROVAL	24.11.21	S.C	Scale: As Shown @ A3
-	ISSUED FOR REVIEW	09.11.21	S.C	Accredited Building Designer
Rev. Amendment:		Date:	Int:	Designer Name: J.Pfeiffer
				Accreditation No: CC2211T

EXHIBITED

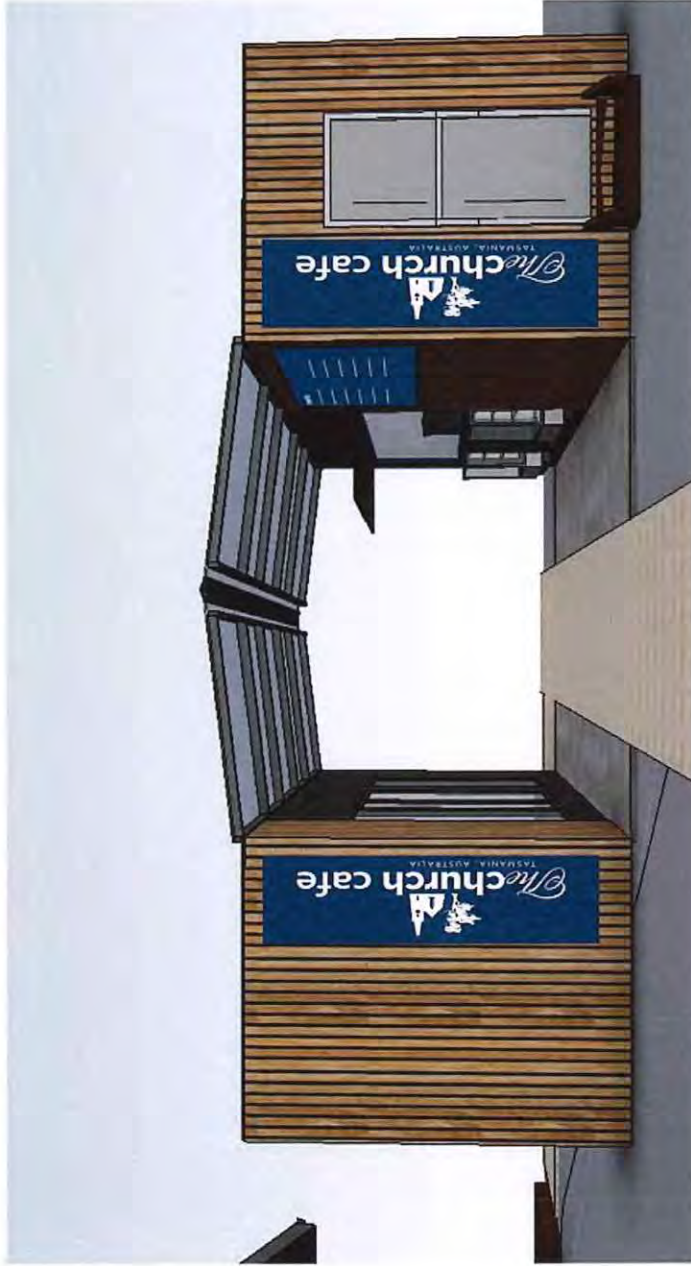
Drawing No:	50321	Rev	C
		A08	C



PROPOSED PORTA-ROOF GABLE
UNIT TO MANUFACTURERS
SPECIFICATIONS



SHOP & CAFE ELEVATION
SCALE 1:50



EXHIBITED

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 RAB 0417 262 783 or 0417 946 813
 info@engineeringplus.com.au
 ENGINEERING PLUS
 CIVIL STRUCTURAL ENGINEERING

			Date Drawn: 09.11.21
			Drawn: S.Chin
C	ISSUED FOR APPROVAL	20.12.22	S.C
B	RFI	07.09.22	S.C
A	ISSUED FOR APPROVAL	24.11.21	S.C
-	ISSUED FOR REVIEW	09.11.21	S.C
Rev:	Amendment:	Date:	Int:

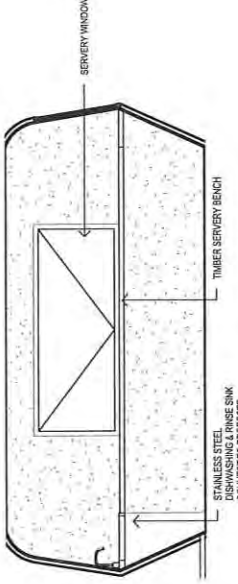
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 Rev: A09
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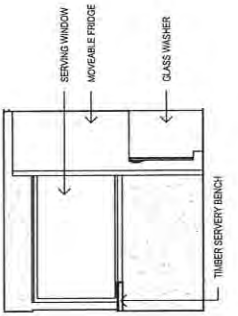
CARAVAN BAR FLOOR PLAN
SCALE 1 : 50

WINDOW SCHEDULE

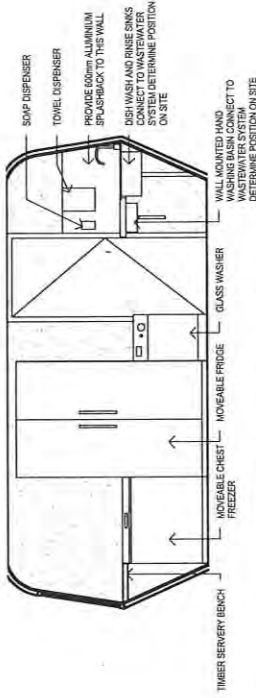
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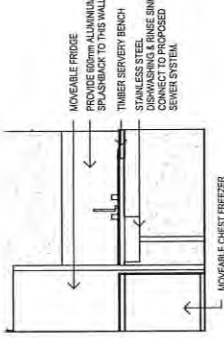
CARAVAN BAR - INT. ELEVATION #1
SCALE 1 : 50



CARAVAN BAR - INT. ELEVATION #2
SCALE 1 : 50



CARAVAN BAR - INT. ELEVATION #3
SCALE 1 : 50



CARAVAN BAR - INT. ELEVATION #4
SCALE 1 : 50

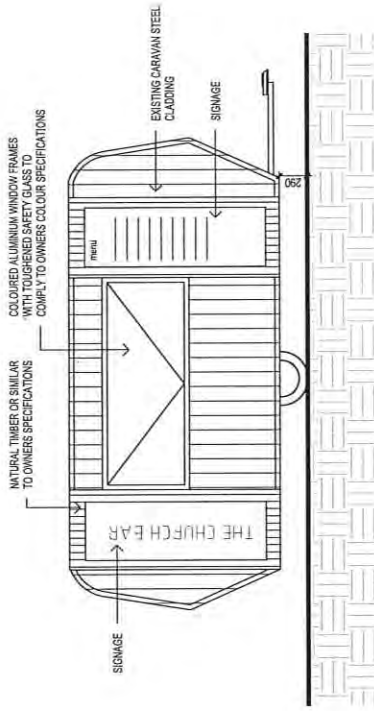
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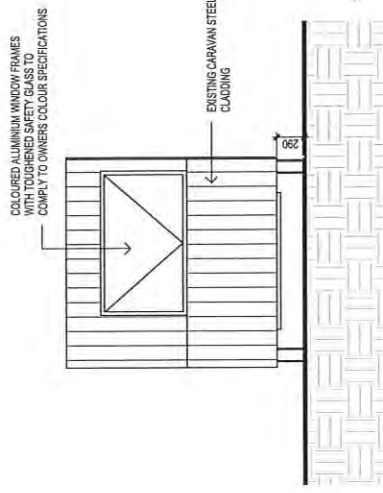
Client: **G. & N. GRAHAM**
 Project: **PROPOSED EXTENSION, CAFE, SHOP, OFFICE & TOILET**
 Address: **55 HIGH STREET, CAMPBELL TOWN**
 No. 017 362 783 or 0417 545 817
 www.engineeringplus.com.au

Date Drawn:	09.11.21
Drawn:	S.Chin
Checked:	A. Taylor
Approved:	J. Pfeiffer
Scale:	As Shown @ A3
Accredited Building Designer	J. Pfeiffer
Designer Name:	J. Pfeiffer
Accreditation No.:	CC2211T

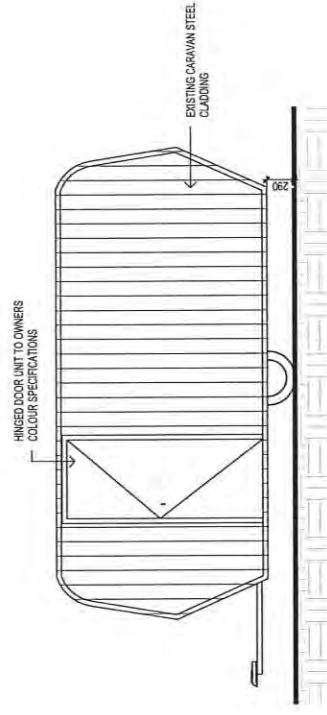
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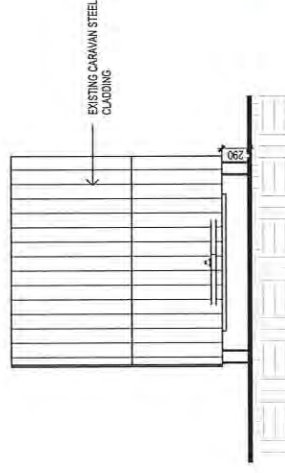
CARAVAN- NORTH ELEVATION
SCALE 1:50



CARAVAN- EAST ELEVATION
SCALE 1:50



CARAVAN- SOUTH ELEVATION
SCALE 1:50



CARAVAN- WEST ELEVATION
SCALE 1:50

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 SHOP, OFFICE & TOILET
 Address: 55 HIGH STREET, CAMPBELL TOWN
 150, 151, 153, 155, 157, 159, 161, 163, 165, 167, 169, 171, 173, 175, 177, 179, 181, 183, 185, 187, 189, 191, 193, 195, 197, 199, 201, 203, 205, 207, 209, 211, 213, 215, 217, 219, 221, 223, 225, 227, 229, 231, 233, 235, 237, 239, 241, 243, 245, 247, 249, 251, 253, 255, 257, 259, 261, 263, 265, 267, 269, 271, 273, 275, 277, 279, 281, 283, 285, 287, 289, 291, 293, 295, 297, 299, 301, 303, 305, 307, 309, 311, 313, 315, 317, 319, 321, 323, 325, 327, 329, 331, 333, 335, 337, 339, 341, 343, 345, 347, 349, 351, 353, 355, 357, 359, 361, 363, 365, 367, 369, 371, 373, 375, 377, 379, 381, 383, 385, 387, 389, 391, 393, 395, 397, 399, 401, 403, 405, 407, 409, 411, 413, 415, 417, 419, 421, 423, 425, 427, 429, 431, 433, 435, 437, 439, 441, 443, 445, 447, 449, 451, 453, 455, 457, 459, 461, 463, 465, 467, 469, 471, 473, 475, 477, 479, 481, 483, 485, 487, 489, 491, 493, 495, 497, 499, 501, 503, 505, 507, 509, 511, 513, 515, 517, 519, 521, 523, 525, 527, 529, 531, 533, 535, 537, 539, 541, 543, 545, 547, 549, 551, 553, 555, 557, 559, 561, 563, 565, 567, 569, 571, 573, 575, 577, 579, 581, 583, 585, 587, 589, 591, 593, 595, 597, 599, 601, 603, 605, 607, 609, 611, 613, 615, 617, 619, 621, 623, 625, 627, 629, 631, 633, 635, 637, 639, 641, 643, 645, 647, 649, 651, 653, 655, 657, 659, 661, 663, 665, 667, 669, 671, 673, 675, 677, 679, 681, 683, 685, 687, 689, 691, 693, 695, 697, 699, 701, 703, 705, 707, 709, 711, 713, 715, 717, 719, 721, 723, 725, 727, 729, 731, 733, 735, 737, 739, 741, 743, 745, 747, 749, 751, 753, 755, 757, 759, 761, 763, 765, 767, 769, 771, 773, 775, 777, 779, 781, 783, 785, 787, 789, 791, 793, 795, 797, 799, 801, 803, 805, 807, 809, 811, 813, 815, 817, 819, 821, 823, 825, 827, 829, 831, 833, 835, 837, 839, 841, 843, 845, 847, 849, 851, 853, 855, 857, 859, 861, 863, 865, 867, 869, 871, 873, 875, 877, 879, 881, 883, 885, 887, 889, 891, 893, 895, 897, 899, 901, 903, 905, 907, 909, 911, 913, 915, 917, 919, 921, 923, 925, 927, 929, 931, 933, 935, 937, 939, 941, 943, 945, 947, 949, 951, 953, 955, 957, 959, 961, 963, 965, 967, 969, 971, 973, 975, 977, 979, 981, 983, 985, 987, 989, 991, 993, 995, 997, 999

			Date Drawn: 09.11.21
			Drawn: S.Chin
C	ISSUED FOR APPROVAL	20.12.22 S.C	Checked: A. Taylor
B	RFI	07.09.22 S.C	Approved: J. Pfeiffer
A	ISSUED FOR APPROVAL	24.11.21 S.C	Scale: As Shown @ A3
-	ISSUED FOR REVIEW	09.11.21 S.C	Accredited Building Designer
Rev:	Amendment:	Date:	Int:
			Designer Name: J.Pfeiffer
			Accreditation No: CC2211T



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 info@engineeringplus.com.au
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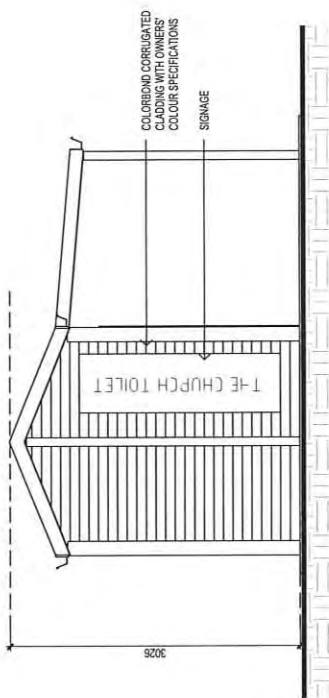
Rev:	Amendment:	Date:	Int:	Designer Name:	Accreditation No:
C	ISSUED FOR APPROVAL	20.12.22	S.C	A. Taylor	
B	RFI	07.09.22	S.C	J. Pfeiffer	
A	ISSUED FOR APPROVAL	24.11.21	S.C	J. Pfeiffer	
-	ISSUED FOR REVIEW	09.11.21	S.C	J. Pfeiffer	

Date Drawn: 09.11.21
 Drawn: S.Chin
 Checked: A. Taylor
 Approved: J. Pfeiffer
 Scale: As Shown @ A3
 Accredited Building Designer
 Designer Name: J.Pfeiffer
 Accreditation No: CC2211T

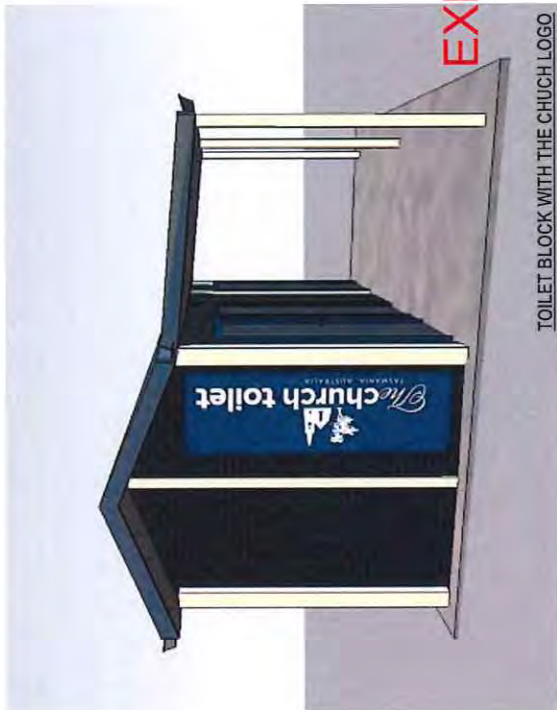
Drawing No: 50321
 Rev: A12
 C



TOILET BLOCK FROM MANUFACTURER



TOILET BLOCK - SOUTH ELEVATION
SCALE 1:50



TOILET BLOCK WITH THE CHURCH LOGO

EXHIBITED

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 jac@engineeringplus.com.au
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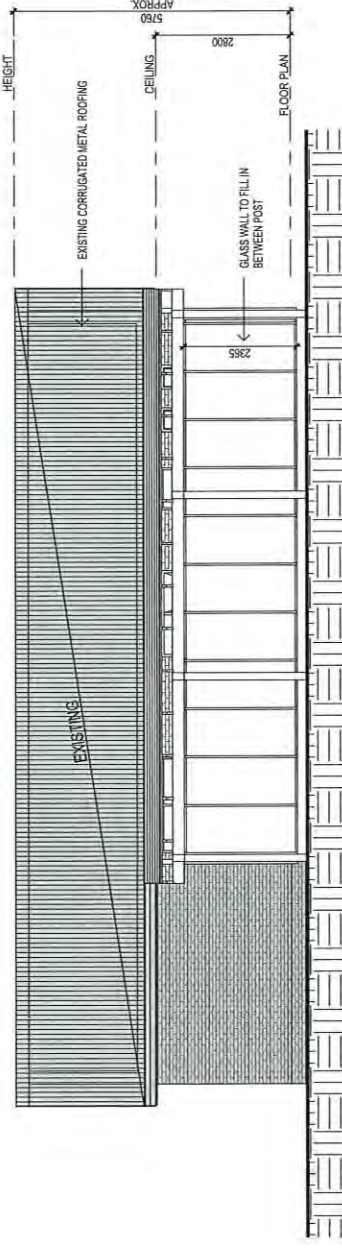
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C	ISSUED FOR APPROVAL	20.12.22	S.C
B	RFI	07.09.22	S.C
A	ISSUED FOR APPROVAL	24.11.21	S.C
-	ISSUED FOR REVIEW	09.11.21	S.C

Accredited Building Designer
 Designer Name: J.Pfeiffer

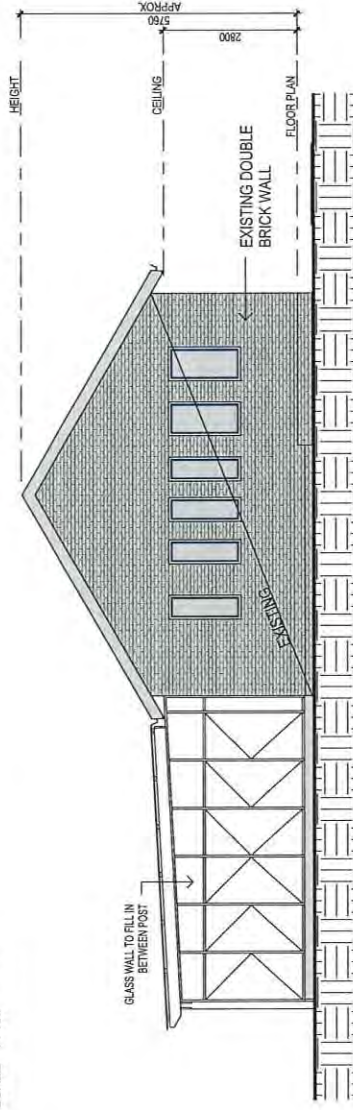
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Rev C

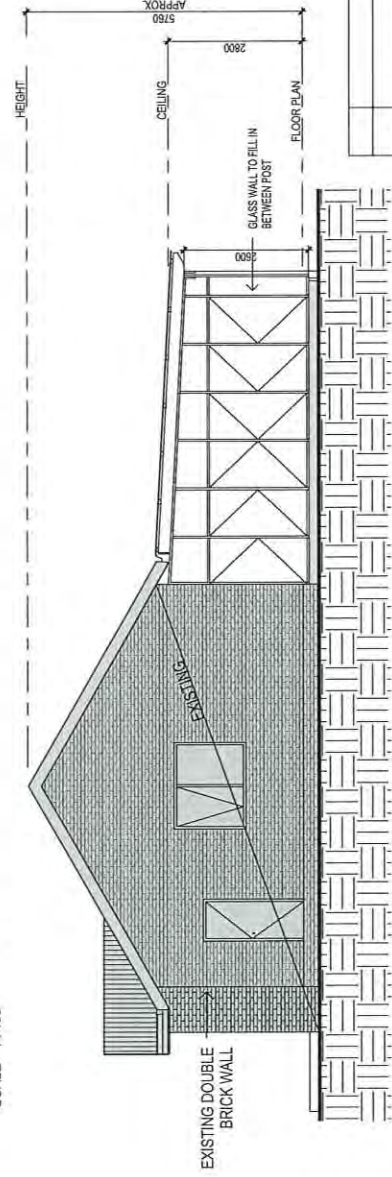
Page 112



EAST ELEVATION
SCALE 1:100



NORTH ELEVATION
SCALE 1:100



SOUTH ELEVATION
SCALE 1:100

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ISSUED FOR APPROVAL

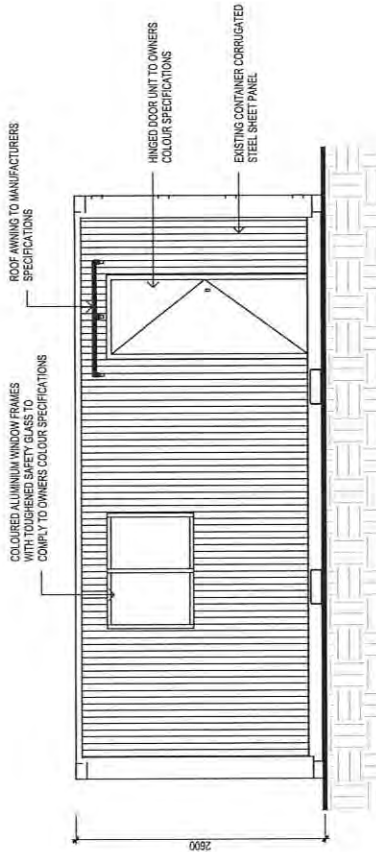
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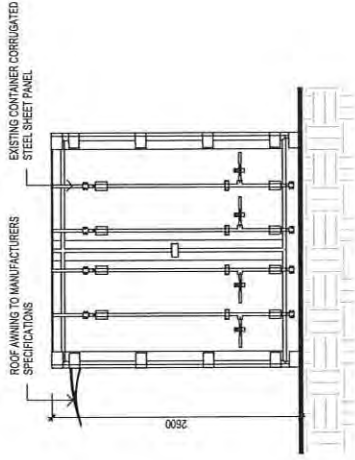
Date Drawn:	09.11.21
Drawn:	S.Chin
Checked:	A. Taylor
Approved:	J. Pfeiffer
Scale:	As Shown @ A3
Accredited Building Designer	J. Pfeiffer
Designer Name:	J. Pfeiffer
Accreditation No:	CC2211T

Rev:	Int:	Date:	Int:
C	ISSUED FOR APPROVAL	20.12.22	S.C
B	RFI	07.09.22	S.C
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-	ISSUED FOR REVIEW	09.11.21	S.C
Rev:	Amendment:		

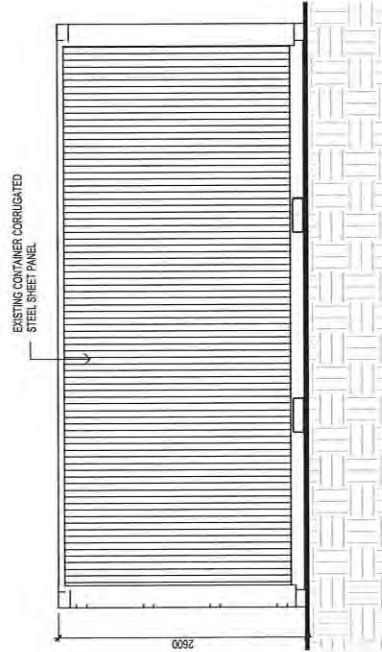
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 Rev: A14
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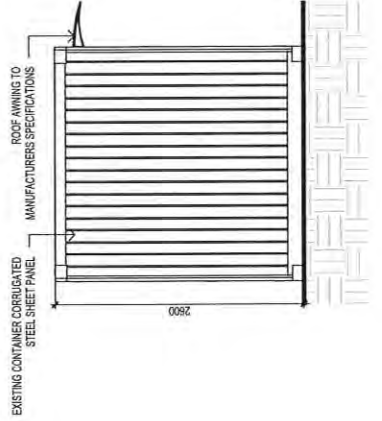
OFFICE - EAST ELEVATION
SCALE 1:50



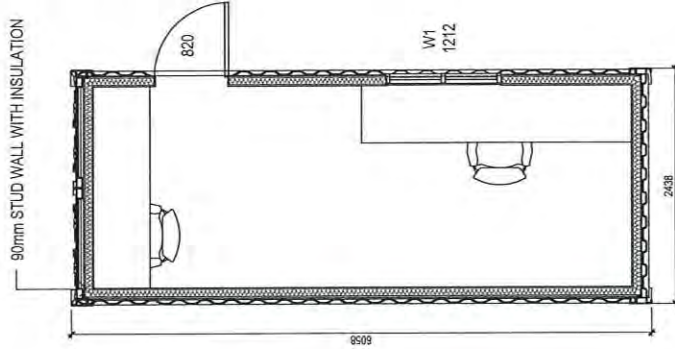
OFFICE - NORTH ELEVATION
SCALE 1:50



OFFICE - WEST ELEVATION
SCALE 1:50



OFFICE - SOUTH ELEVATION
SCALE 1:50



OFFICE PLAN
SCALE 1:50

ISSUED FOR APPROVAL

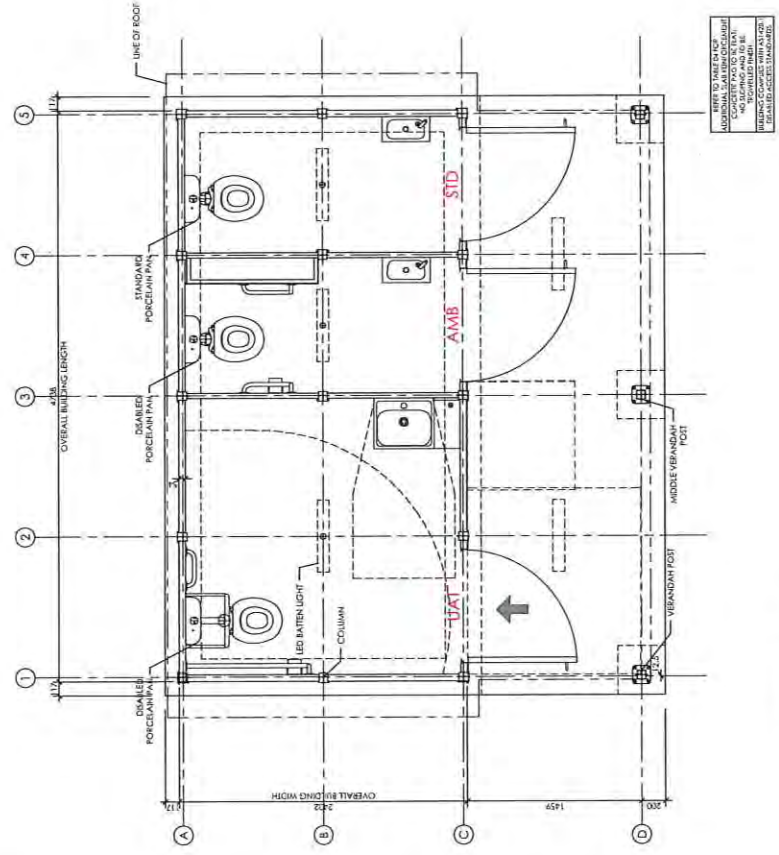
Copyright ©

Client: G. & N. GRAHAM
 Project: PROPOSED EXTENSION, CAFE, SHOP, OFFICE & TOILET
 Address: 55 HIGH STREET, CAMPBELL TOWN
 No. 9417 513 781 or 6417 545 813
 jps@engineeringplus.com.au
 tpm@engineeringplus.com.au
ENGINEERING PLUS
 ENGINEERING DESIGN, PROJECT MANAGEMENT, CONSTRUCTION MANAGEMENT

		Date Drawn: 09.11.21
		Drawn: S.Chin
C	ISSUED FOR APPROVAL	20.12.22 S.C
B	RFI	07.09.22 S.C
A	ISSUED FOR APPROVAL	24.11.21 S.C
-	ISSUED FOR REVIEW	09.11.21 S.C
Rev:	Amendment:	Date: Int:

EXHIBITED

EXHIBITED



BURTON 3
A
FLOOR PLAN
1:40 M.

Connect to set out and take the dimensions. SCALE FROM THE DRAWING FOR PLANNING PURPOSES ONLY.

REQUIRE A COMPLETE MODUS AUSTRALIA TOILET AND AMBULANT TOILET TO BE INSTALLED IN ACCORDANCE WITH THE MODUS AUSTRALIA TOILET AND AMBULANT TOILET PRODUCT SPECIFICATIONS.

NOTES

- 1. ALL CONCRETE TO BE COMPACTED WITH A MECHANICAL VIBRATOR.
- 2. ALL CONCRETE TO BE FINISHED WITH A SMOOTH FINISH.
- 3. ALL CONCRETE TO BE FINISHED WITH A SMOOTH FINISH.
- 4. ALL CONCRETE TO BE FINISHED WITH A SMOOTH FINISH.
- 5. ALL CONCRETE TO BE FINISHED WITH A SMOOTH FINISH.
- 6. ALL CONCRETE TO BE FINISHED WITH A SMOOTH FINISH.
- 7. ALL CONCRETE TO BE FINISHED WITH A SMOOTH FINISH.
- 8. ALL CONCRETE TO BE FINISHED WITH A SMOOTH FINISH.
- 9. ALL CONCRETE TO BE FINISHED WITH A SMOOTH FINISH.
- 10. ALL CONCRETE TO BE FINISHED WITH A SMOOTH FINISH.

REVISIONS	DATE

CLIENT
THE CHURCH CAMPBELL TOWN

CONTACT -
NAME
PHONE
FAX
E-MAIL

PROJECT NAME
THE CHURCH AMENITIES BURTON 3 TOILET BUILDING

PROJECT CODE



MODUS AUSTRALIA
LEVEL 27, 33 TORRES STREET
BRISBANE QLD 4000
PH: (08) 9457978
E: info@modusaustralia.com.au

TITLE	FLOOR & ROOF PLAN
DATE	27/09/2022
DRAWN	ND
CHECKED	-
REV. NO.	SHEET NO.
JOB NO.	01
MA5649	DF 03

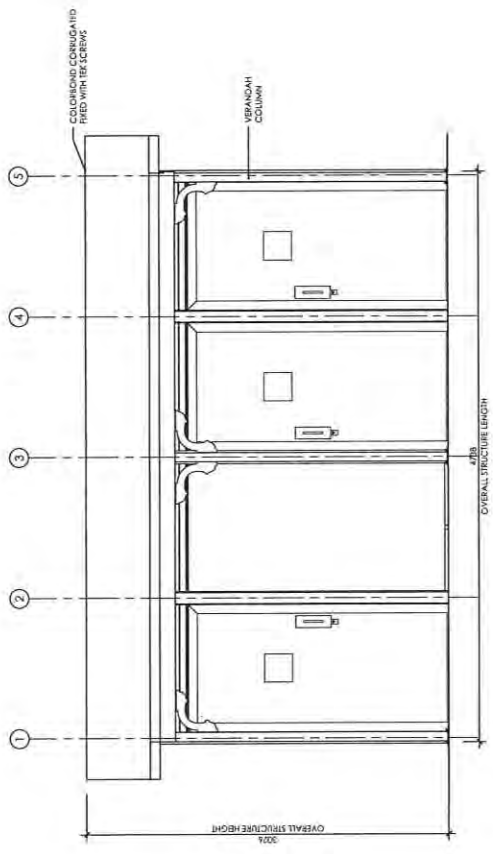
(Not valid unless signed by Certified Structural Engineer)

EXHIBITED

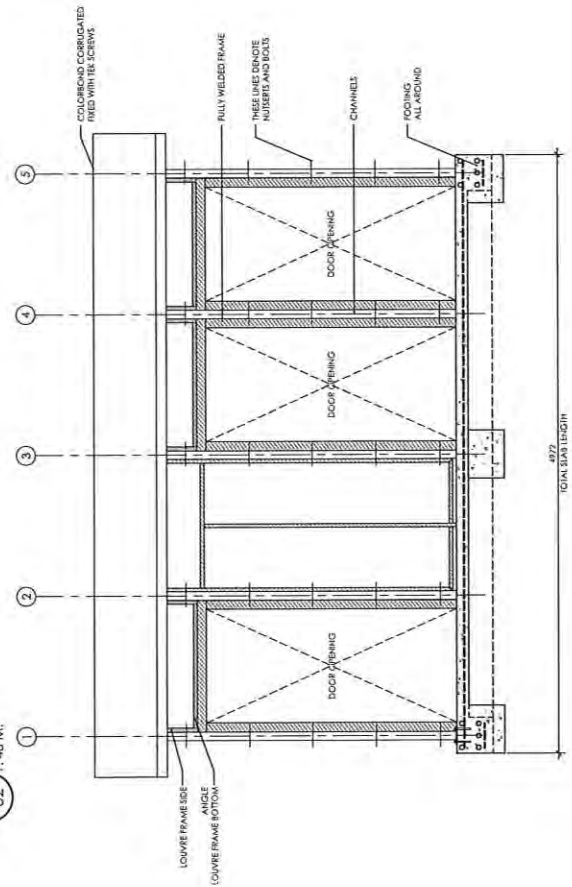
CONFORM TO ALL THE RESTRICTIONS OF THE DRAWING DIMENSIONAL SCALE FROM THE DRAWING FOR PLANNING PURPOSES ONLY.

REGULATIONS & CONTRACTS MODUS AUSTRALIA. THE DRAWING AND DESIGN SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MODUS AUSTRALIA.

NOTES:
 1. CONSULT WITH ARCHITECT DURING DESIGN PHASE.
 2. ALL CONCRETE TO BE FINISHED TO CURE AND TO BE PROTECTED FROM DAMAGE.
 3. ALL CONCRETE TO BE FINISHED TO CURE AND TO BE PROTECTED FROM DAMAGE.
 4. ALL CONCRETE TO BE FINISHED TO CURE AND TO BE PROTECTED FROM DAMAGE.
 5. ALL CONCRETE TO BE FINISHED TO CURE AND TO BE PROTECTED FROM DAMAGE.
 6. ALL CONCRETE TO BE FINISHED TO CURE AND TO BE PROTECTED FROM DAMAGE.
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 8. ALL CONCRETE TO BE FINISHED TO CURE AND TO BE PROTECTED FROM DAMAGE.
 9. ALL CONCRETE TO BE FINISHED TO CURE AND TO BE PROTECTED FROM DAMAGE.
 10. ALL CONCRETE TO BE FINISHED TO CURE AND TO BE PROTECTED FROM DAMAGE.



BURTON 3
A
 FRONT ELEVATION WITH CLADDING
 02
 1:40 M.



BURTON 3
B
 FRONT ELEVATION WITHOUT CLADDING
 02
 1:40 M.

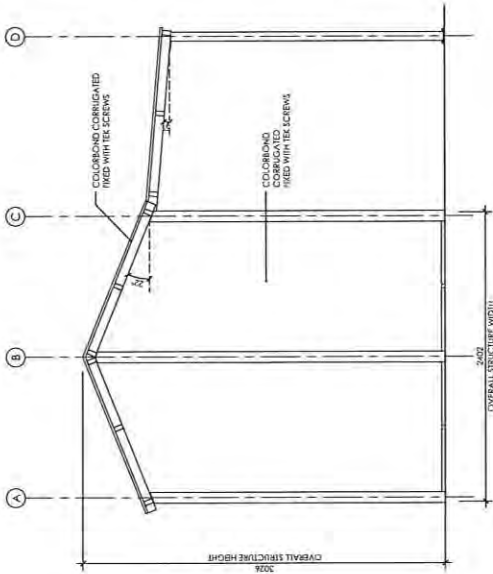


MODUS AUSTRALIA
 LEVEL 02, 35 TURBOST STREET
 BENDMERE QLD 4000
 PH: 1300 945 930
 e: info@modusaustralia.com.au

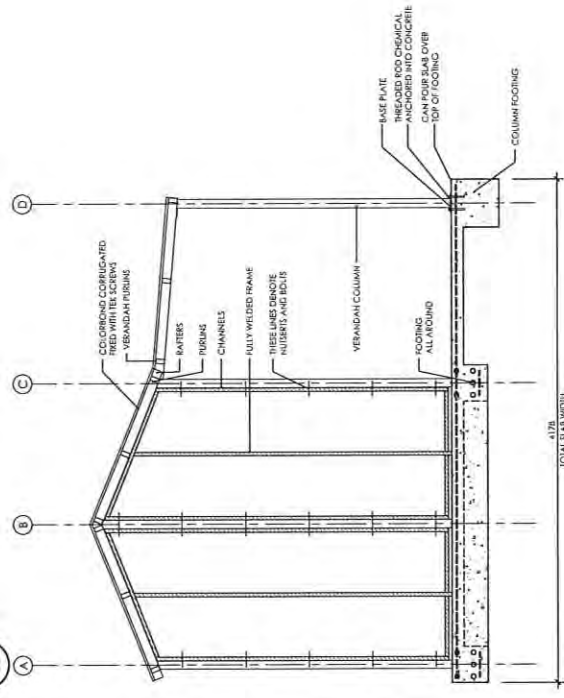
TITLE	FRONT ELEVATION
DATE	27/09/2022
DRAWN	ND
CHECKED	+
REV. NO.	SHEET NO.
02	03
JOB NO.	MA5449

(Not valid unless signed by Certified Structural Engineer)

EXHIBITED



BURTON 3
A SIDE ELEVATION WITH CLADDING
 03 1:40 M.



BURTON 3
B SIDE ELEVATION WITHOUT CLADDING
 03 1:40 M.

Contractor to set out and take the dimensions. SCALE FROM THIS DRAWING FOR PLANNING PURPOSES ONLY.

RECLAIMER A CONTRACTOR MUST ADVISE THE ARCHITECT AND DESIGN TEAM OF ANY CHANGES TO THE DESIGN. ALL WORK MUST BE COMPLETED IN ACCORDANCE WITH THE DESIGN AND ANY CHANGES MUST BE APPROVED BY THE ARCHITECT.

NOTES

- 1. ALL WORK MUST BE COMPLETED IN ACCORDANCE WITH THE DESIGN AND ANY CHANGES MUST BE APPROVED BY THE ARCHITECT.
- 2. ALL WORK MUST BE COMPLETED IN ACCORDANCE WITH THE DESIGN AND ANY CHANGES MUST BE APPROVED BY THE ARCHITECT.
- 3. ALL WORK MUST BE COMPLETED IN ACCORDANCE WITH THE DESIGN AND ANY CHANGES MUST BE APPROVED BY THE ARCHITECT.
- 4. ALL WORK MUST BE COMPLETED IN ACCORDANCE WITH THE DESIGN AND ANY CHANGES MUST BE APPROVED BY THE ARCHITECT.
- 5. ALL WORK MUST BE COMPLETED IN ACCORDANCE WITH THE DESIGN AND ANY CHANGES MUST BE APPROVED BY THE ARCHITECT.
- 6. ALL WORK MUST BE COMPLETED IN ACCORDANCE WITH THE DESIGN AND ANY CHANGES MUST BE APPROVED BY THE ARCHITECT.
- 7. ALL WORK MUST BE COMPLETED IN ACCORDANCE WITH THE DESIGN AND ANY CHANGES MUST BE APPROVED BY THE ARCHITECT.
- 8. ALL WORK MUST BE COMPLETED IN ACCORDANCE WITH THE DESIGN AND ANY CHANGES MUST BE APPROVED BY THE ARCHITECT.
- 9. ALL WORK MUST BE COMPLETED IN ACCORDANCE WITH THE DESIGN AND ANY CHANGES MUST BE APPROVED BY THE ARCHITECT.
- 10. ALL WORK MUST BE COMPLETED IN ACCORDANCE WITH THE DESIGN AND ANY CHANGES MUST BE APPROVED BY THE ARCHITECT.

REVISIONS	DATE

CLIENT
 THE CHURCH CAMPBELL TOWN
 CONTACT: PH: FAX: GC:

PROJECT NAME
 THE CHURCH AMENITIES
 BURTON 3 TOWER BUILDING

PROJECT CODE



MODUS AUSTRALIA
 LEVEL 27, 32 TIBBOLD STREET
 BRISBANE QLD 4000
 PH: 1300 743 730
 E: info@modusaustralia.com.au

TITLE	SIDE ELEVATIONS
DATE	27/09/2022
DRAWN	ND
CHECKED	
REV. NO.	SHEET NO.
03	03
JOB NO.	MA5449
DF	03

(Not valid unless signed by Certified Structural Engineer)

MODUS PROPOSAL MA5649

EXHIBITED



THE CHURCH CAMPBELL TOWN The Church Amenities

BURTON-3 TOILET BUILDING



EXHIBITED

CONTENTS

3	THE MODUS DIFFERENCE How we make it easy
4	INTRODUCTION Letter of introduction
5	FLOOR PLAN Plan view of building
6	SPECIFICATION Detailed specification of building elements
7	FIXTURES Internal fixtures schedule and specification
8	Colour + Material Options Standard materials and colours
9	SCOPE Project scope and responsibilities
10	INVESTMENT VALUE Clear pricing breakdown
11	OPTIONAL EXTRAS Additional optional fixtures
12	PROJECTS Small selection of previous project images
13	TERMS + CONDITIONS Our terms and conditions of trade
16	ACCEPTANCE Order Confirmation to proceed

EXHIBITED

THE MODUS DIFFERENCE

We make it easy for you to deliver great looking and functional public toilet buildings. Partnering with Modus ensures a hassle-free project from forward planning to cutting the ribbon.

Here's how we do it:



EXPERT ADVICE WHENEVER YOU NEED IT

It's not always easy to know what you need from your toilet building.

From the number of cubicles required, to best floorplan layout and building style for the open space, or even just what will fit your budget – there's plenty of things to consider. Our project consultants are there to help when you're planning your toilet building project.

When it comes to construction, we also have experts on hand to provide technical support and documentation to make this easy too.



PRE-FAB MODULAR FOR FASTEST INSTALL

We do the hard work off-site so your toilet project happens faster, better and at a lower cost.

With our unique pre-fabricated modular design, your building comes delivered in flat-pack panels, which are pre-clad both sides and doors pre-hung. This means construction is fast, accurate and no specialist installation team is required – you can engage a local carpenter to put it up.

Be wary of other systems sold as 'pre-fabricated kit-form' that arrive on site more or less as a bundle of individual materials.



PRE-DESIGNED, ENGINEERED AND COMPLIANT

No need for an endless number of external consultants to design, engineer and ensure compliance of your toilet building.

Our buildings come in a wide range of pre-designed, engineered and access compliant floorplans, available in a range of attractive styles to suit any location.

We can also customise our buildings with different colours, finishes and design enhancements so you can customise it to match the aesthetic of your open space.

EXHIBITED

INTRODUCTION

Date: 21/06/2021

Attn: Nicole Graham
The Church Campbell Town

Dear Nicole,

Thank you for your valued enquiry regarding our toilet and amenity solutions. Please see the below proposal for your consideration. We trust it meets with your satisfaction.

BURTON-3 TOILET BUILDING

The Burton Toilet Building delivers classic form with a traditional style gable roof and trimming, designed to integrate seamlessly with any environment, whilst beautifying its surroundings.

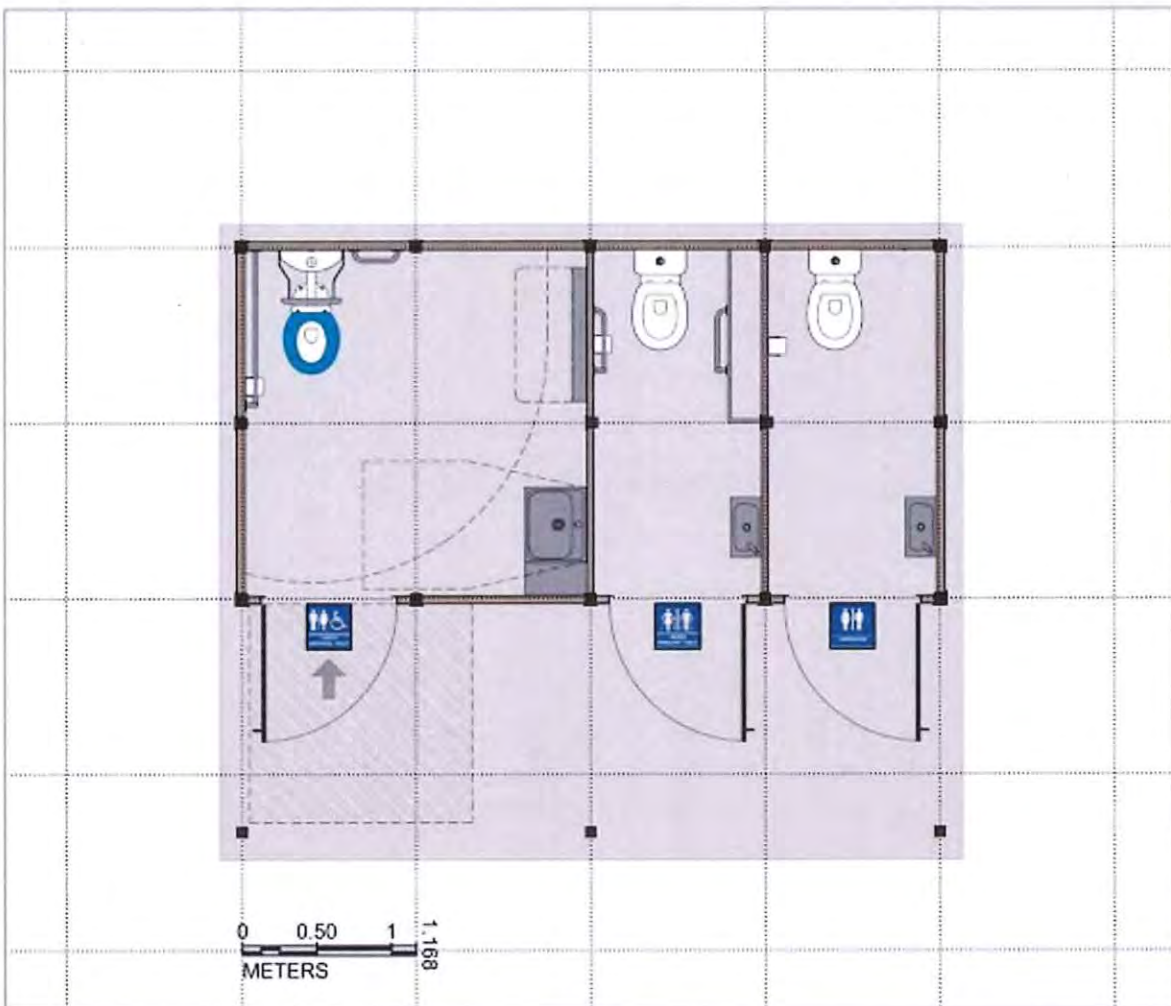


Note 3D renders/photos may not reflect the exact building in this proposal, we can provide an accurate render upon confirmed order.

EXHIBITED

FLOOR PLAN

BURTON-3 TOILET BUILDING



Floor plan above may not contain all fixtures and modifications included in this proposal. For accuracy, refer to the Building Fixtures section. An accurate floor plan can be provided upon confirmed order.

EXHIBITED

SPECIFICATION

BURTON-3 TOILET BUILDING

ELEMENT	DETAILS
Wall Framing	Proprietary panel system, fully welded steel hot dip galvanized after fabrication
Proprietary Wall Panel System	Pre-clad panels (inside and out) Nutserts fitted to panel sides for bolt together construction on site
External Wall Cladding	Colorbond® Custom Orb sheeting Above Door: Powder coated aluminium battens
Internal Wall Cladding	Mini-orb sheeting in Zinalume finish
Roof	Custom Orb Sheetting with portion light sheet over each cubicle
Door	Solid Core with Colorbond metal skin
Door Hardware	Heavy duty marine grade stainless steel hinges, indicator bolts, door closers (dead locks additional), internal and external pull handles
Door Signage	Tactile Braille blue/white (compliant with AS 1428.1)
Fasteners	Class 3 in painted finish to match building colours
Structural Fixings	Stainless Steel
Structural Engineering Rating	As specified by client
Exposed Steel	Galvanised and powdercoated finish

EXHIBITED

BUILDING FIXTURES

BURTON-3 TOILET BUILDING

ITEM	QUANTITY
Porcelain Toilet Pan & Cistern	3
Large Stainless Steel Wash Hand Basin with Knee Operated Time Flow Tap	1
Small Stainless Steel Wash Hand Basin with Time Flow Tap	2
Set of Stainless Steel Grab Rails	2
Stainless Steel Single Toilet Roll Dispenser	3
Stainless Steel Shelf for Universal Cubicle	1
Distribution Enclosure with Main Switch and MCB/RCD	1
LED Batten Light with day/night switch	5

EXHIBITED

COLOURS

LEGEND

⊙ Also available in COLORBOND® Ultra steel for coastal and industrial environments. All other colours are available in COLORBOND® Ultra steel on request, please speak with your supplier.

⦿ Also available in COLORBOND® Stainless steel for severe coastal and industrial environments. Please speak to your supplier for more information regarding availability.

For further details on the legend, please refer to the back page.

CLASSIC colour range¹



CLASSIC CREAM[⦿]
SA = 0.52, BCA = L



PAPERBARK[⦿]
SA = 0.42, BCA = M



PALE EUCALYPT[⦿]
SA = 0.50, BCA = M



WOODLAND GREY[⦿]
SA = 0.71, BCA = D



DEEP OCEAN[⦿]
SA = 0.75, BCA = D



COTTAGE GREEN[⦿]
SA = 0.75, BCA = D



MANOR RED[⦿]
SA = 0.89, BCA = D



NIGHT SKY[⦿]
SA = 0.95, BCA = D

CONTEMPORARY colour range¹



SURFMIST^{⦿⦿}
SA = 0.52, BCA = L



EVENING HAZE[⦿]
SA = 0.45, BCA = M



SHALE GREY[⦿]
SA = 0.43, BCA = M



DUNE^{⦿⦿}
SA = 0.47, BCA = M



COVE[⦿]
SA = 0.54, BCA = M



WINDSPRAY^{⦿⦿}
SA = 0.58, BCA = M



GULLY[⦿]
SA = 0.65, BCA = D



MANGROVE[⦿]
SA = 0.64, BCA = D



WALLABY[⦿]
SA = 0.64, BCA = D



JASPER[⦿]
SA = 0.68, BCA = D



BASALT[⦿]
SA = 0.69, BCA = D



IRONSTONE[⦿]
SA = 0.78, BCA = D



TERRAIN[⦿]
SA = 0.69, BCA = D



MONUMENT[⦿]
SA = 0.73, BCA = D

Note: Pricing allows for the above colours from the standard Classic and Contemporary Colorbond® ranges only, additional materials and finishes available upon request

EXHIBITED

SCOPE OF WORKS

BURTON-3 TOILET BUILDING

ITEM	BY MODUS	BY OTHERS	N/A
DESIGN + ENGINEERING			
Engineering Drawings	•		
Concrete Specification Plan	•		
Plumbing Pre-Lay Plan	•		
Structural Engineer Sign Off	•		
TOILET BUILDING SUPPLY			
Fabrication, Coating and Pre-assembly of Components	•		
Freight of Kit-Form Building to Site	•		
OTHER ITEMS			
Local Building Permits, Approvals and Fees		•	

EXHIBITED

INVESTMENT VALUE

BURTON-3 TOILET BUILDING

ITEM	QUANTITY	VALUE
Burton-3 Toilet Building Including Scope and Fixtures as noted	1	\$ 29,001.00
Delivery to Campbell Town TAS 7210	1	\$ 4,051.00
	TOTAL	\$ 33,052.00 + GST


NOTES

- Delivery allows for items delivered on pallets, mechanical off-loading (forklift) to be provided by client unless specifically allowed for in above pricing

Please note this proposal is provided on a 'commercial in confidence' basis. Publishing in part or full of this proposal in tender documents or the like, without prior approval by Modus, will be considered a breach. If you would like to include specific parts of this in tender documents, please let us know and we will be more than happy to discuss and approve if warranted.

Thank you for the opportunity to provide a proposal on our solution for your needs, if you have any questions please get in touch with me on the details below. We look forward to assisting you further soon.

Best regards,



Jon Cook
Senior Project Consultant

M 0439 902 180
P 1300 945 930
E jon@modusaustralia.com.au

PREFERRED SUPPLIER APPOINTMENTS AND ASSOCIATIONS



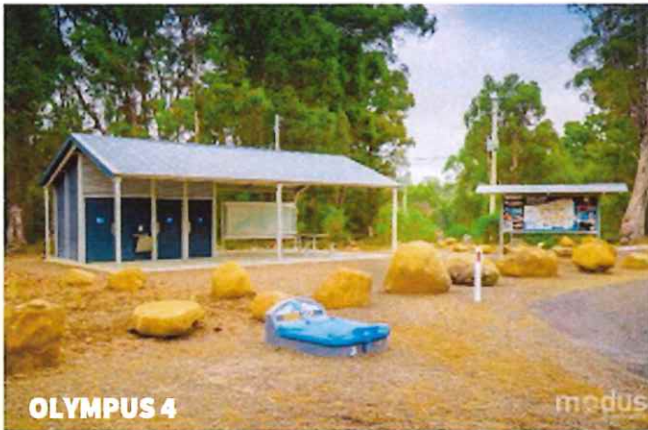
EXHIBITED

OPTIONAL EXTRAS

ITEM	VALUE
Baby Change Table (horizontal)	\$ 600.00
Deadlocks (per door, pre-fitted) <i>We recommend deadlocks are retrofitted to building after install by your preferred locksmith, if ability to lock doors is required</i>	\$ 275.00
Electronic Locking Programmable (per door, pre-fitted)	POA
Stainless Steel Pans Upgrade	POA
Stainless Steel Hand Dryer; Fantech RapidDry	\$ 330.00
Stainless Steel 1.2L Vertical Soap Dispenser	\$ 117.00
Stainless Steel Hand Towel Dispenser	\$ 207.00
Stainless Steel Triple Toilet Roll Dispenser <i>Not for use in Disabled Cubicle – non-compliant</i>	\$ 242.00
Stainless Steel Jumbo Toilet Roll Dispenser	\$ 155.00
Stainless Steel Mirror; 600mm W x 1000mm H	\$ 495.00
Lighting Motion Sensor	\$ 98.00
Lighting Timer	\$ 205.00

EXHIBITED

PROJECTS



EXHIBITED

TERMS + CONDITIONS

These Trading Terms & Conditions ("Terms") are deemed to be a part of any subcontract or orders for the supply of Goods by Landmark Engineering & Design Pty Ltd (ACN 14 987 095) trading as Modus Australia ('LED') to a Customer from time to time. Acceptance of this proposal will deem acceptance of these conditions by the Customer. Any party who acts as an agent for another party such as the developer, builder or owner, must take all responsibility to accept the conditions of contract and payment of goods, and accept that they have full authority to liaise or negotiate with Modus regarding this agreement.

1 Interpretation

In these terms unless the contrary intention appears:

"LED" means Landmark Engineering & Design Pty Ltd, ACN 147 987 095, including its trading entity Modus Australia.

"Additional Charges" includes all delivery, handling and storage charges, goods and services tax, stamp duty, interest, legal and other costs of recovery of unpaid money and all other government imposts and all money, other than the Purchase Price, payable by the Customer to LED arising out of the sale of the Goods.

"Proposal" means any quotation or written advice of price from LED for its Goods.

"Customer" means the person to or for whom the Goods are to be supplied by LED.

"Goods" means the Goods sold to the Customer by LED and includes any services provided by LED to Customer.

"Intellectual Property Right" means any patent, registered design, patent, trademark, copy-right, trade secret or any other proprietary right of a third party or parties, registered or unregistered, in any country.

"PPSA" means the *Personal Property Securities Act 2009 (Cth)*.

"Purchase Price" means the list price for the Goods as charged by LED at the date of delivery or such other price as may be agreed by LED and the Customer prior to delivery of the Goods. Quoted prices are to be treated as estimates only and are subject to withdrawal, correction or alteration at any time before acceptance of the order by LED.

2 Proposals

- 2.1 Proposals from LED for Goods remain valid for 30 days from date of issue.
- 2.2 Unless otherwise stated, prices provided by LED are based on the following (as relevant and unless expressly stated otherwise in the proposal):
 - 2.2.1 Uninterrupted access to the site and location of product to be installed, by heavy vehicles including concrete trucks and Hiab crane trucks;
 - 2.2.2 Security monitoring of products to prevent damage, including concrete during curing period, to be provided by the Customer;
 - 2.2.3 Site fencing and personnel barriers to be provided by the Customer;
 - 2.2.4 Inductions and WHS compliance to be advised prior to attending site, by the Customer;
 - 2.2.5 Surveying of site and location of services to be conducted by the Customer and report provided to LED;
 - 2.2.6 Soil testing for engineering purposes to be conducted by the Customer and report provided to LED;
 - 2.2.7 All risk for the Goods to transfer to the Customer upon delivery to site;

- 2.3 Unless otherwise stated, prices provided by LED do not include (as relevant and unless expressly stated otherwise in the proposal):
 - 2.3.1 Goods & Services Tax (GST);
 - 2.3.2 Delivery of Goods;
 - 2.3.3 Installation of Goods;
 - 2.3.4 Hard digging and rock breaking;
 - 2.3.5 Site or the Customer's specific induction or compliance requirements.

3 Order for Goods

- 3.1 An order given to LED is binding on LED and the Customer, if:
 - 3.1.1 a written acceptance is signed for or on behalf of LED; or
 - 3.1.2 the Goods are supplied by LED in accordance with the order.
- 3.2 An acceptance of the order by LED is then to be an acceptance of these Terms by LED and the Customer and these Terms will override any conditions contained in the Customer's order. LED reserves the right to accept a part only of any order by notifying the Customer in writing or by delivering the Goods to the Customer. No order is binding on LED until accepted by it.
- 3.3 An order which has been accepted in whole or in part by LED cannot be cancelled by the Customer without obtaining the prior written approval of LED, which it may refuse in its absolute discretion.

4 Limitation of Liability

- 4.1 LED liability is limited to, to the extent permissible by law and at LED's option;
 - 4.1.1 in relation to the Goods:
 - 4.1.1.1 the replacement of the Goods or the supply of equivalent goods
 - 4.1.1.2 the repair of the Goods
 - 4.1.1.3 the payment of the cost of replacing the Goods or of acquiring equivalent goods; or
 - 4.1.1.4 The payment of the cost of having the Goods repaired
 - 4.1.2 Where the Goods are services:
 - 4.1.2.1 the supply of service again; or
 - 4.1.2.2 the payment of the cost of having the services supplied again.
- 4.2 Any claims to be made against LED for short delivery of Goods must be lodged with LED in writing within 7 days of the delivery date.
- 4.3 To the extent permitted at law, all other warranties whether implied or otherwise, not set out in these Terms are excluded and LED is not liable in contract, tort (including, without limitation, negligence or breach of statutory duty) or otherwise to compensate Customer for:
 - 4.3.1 any increased costs or expenses;

- 4.3.2 any loss of profit, revenue, business, contracts or anticipated savings;
- 4.3.3 any loss or expense resulting from a claim by a third party; or
- 4.3.4 any special, indirect or consequential loss or damage of any nature whatsoever caused by LED's failure to complete or delay in completing the order to deliver the Goods.
- 4.3.5 defects or damages caused in whole or in part by misuse, abuse, neglect, electrical or other overload, non-suitable lubricant, improper installation repair or alteration (other than by LED) or accident;
- 4.3.6 Any transport, installation, removal, labour or other costs;
- 4.4 The exemption, limitations, terms and conditions in these Terms apply whether the loss or damage is caused by negligence or actions constituting fundamental breach of contract.

5 Delivery

- 5.1 The times quoted for delivery are estimates only and LED accepts no liability for failure or delay in delivery of Goods. The Customer is not relieved of any obligation to accept or pay for Goods by reason of any delay in delivery. Goods may be delivered by instalments at the discretion of LED.
- 5.2 Where the Customer causes delay in delivery, LED may require, at its sole discretion, a storage fee after a period of 14 days. Should a storage fee be required, the Customer will be notified in writing. LED will not be liable for any loss or damage to stored Goods. Storage is at the risk of the Customer.
- 5.3 The Customer, unless by mutual alternate arrangement with LED, is to provide mechanical and/or physical assistance in unloading the Goods at point of delivery.
- 5.4 Risk in accepting the Goods passes on delivery to the Customer.
- 5.5 All Additional Charges are payable by the Customer in addition to the Purchase Price of the Goods.
- 5.6 Return of Goods will not be accepted by LED except by prior agreement in writing with LED. Any Goods returned by written agreement with LED will be subject to a restocking charge of 10% of the Purchase Price of those Goods.

6 Variations

Should there be any variation in details, specification, sizes and quantities, delivery instructions or any other item or matter on which the proposal or invoice is based, LED reserves the right to revise and amend the Purchase Price accordingly. LED requires advice of variation requests from the Customer in writing, which will only be accepted based on LED acceptance in writing. Where variation is accepted by LED, the Customer accepts the resulting change to the Purchase Price and delivery timing.

7 Price and Payment

- 7.1 The Customer must pay the Purchase Price and the Additional Charges to LED in full at the specified terms, whether standard terms or those imposed at the discretion of LED.
- 7.2 Due to made-to-order nature of products, standard terms are 20% deposit prior to commencement of any works/services or manufacture, additional 30% upon completion of manufacture prior to delivery, balance upon delivery or project completion. Progress claims will be made for site works completed during month period. LED may at its discretion, require the Customer to pay in full prior to delivery. Deposit and progress payments are required, even if the Customer has been approved for credit with LED.
- 7.3 Should the Customer cancel an order prior to fulfilment, LED will at its sole discretion determine the costs that are payable by the Customer.
- 7.4 If the Customer is in default, LED may at its option withhold further deliveries or cancel a contract without prejudice to any of its existing rights.
- 7.5 Interest is charged at the rate of 2% per month from the expiry of that period until the date payment is received by LED.
- 7.6 LED does not accept retention monies being held by the Customer, but can provide a bank guarantee in lieu of such upon request

- 7.7 All amounts payable by the Customer under these Terms must be paid without set-off or counter claim of any kind.

8 Intellectual Property

- 8.1 All branding and artwork provided by the Customer is the intellectual property of the Customer. Artwork and branding supplied will only be used for the purposes of satisfying these Terms.
- 8.2 Customer warrants that the use by LED of any intellectual property provided by Customer to LED so that LED may provide the Goods and/or services under these Terms does not infringe any Intellectual Property Rights.
- 8.3 Customer must indemnify and keep indemnified LED against any and all liabilities, expenses, losses and/or damages including attorney's fees whether direct, indirect or consequential, arising from a third party, alleging that the Goods infringe the Intellectual Property Right of the third party due to LED's use in the production of the Goods of any branding, artwork or other intellectual property provided to LED by Customer.

9 Retention of Title

- 9.1 Ownership, title and property in the Goods and in the proceeds of sale of those Goods remains with LED until payment in full for the Goods and all sums due and owing by the Customer to LED on any account has been made. Until the date of payment:
- 9.1.1 the Customer has the right to sell the Goods in the ordinary course of business;
- 9.1.2 the Goods are always at the risk of the Customer.
- 9.2 The Customer is deemed to be in default immediately upon the happening of any of the following events:
- 9.2.1 if any payment to LED is not made promptly before the due date for payment;
- 9.2.2 if the Customer ceases to carry on business or stops or suspends payment or states its intention of so doing or is unable to pay its debts as they fall due or if any cheque or bill of exchange drawn by the Customer payable to LED is dishonoured;
- 9.3 In the event of a default by the Customer, then without prejudice to any other rights which LED may have at law or under this Agreement:
- 9.3.1 LED or its agents may without notice to the Customer enter the Customer's premises or any premises under the control of the Customer for the purposes of recovering the Goods.
- 9.3.2 LED may recover and resell the Goods;
- 9.3.3 if the Goods cannot be distinguished from similar Goods which the Customer has or claims to have paid for in full, LED may in its absolute discretion seize all Goods matching the description of the Goods and hold same for a reasonable period so that the respective claims of LED and the Customer may be ascertained. LED must promptly return to the Customer any Goods the property of the Customer and LED is in no way liable or responsible for any loss or damage to the Goods or for any loss, damage or destruction to the Customer's business howsoever arising from the seizure of the Goods.
- 9.3.4 In the event that the Customer uses the Goods in some manufacturing or construction process of its own or some third party, then the Customer must hold such part of the proceeds of sale of such manufacturing or construction process as relates to the Goods in trust for LED. Such part will be an amount equal in dollar terms to the amount owing by the Customer to the LED at the time of the receipt of such proceeds. The Customer will pay LED such funds held in trust upon the demand of LED.
- 9.4 Separately, Customer hereby charges all its right, title and interest to and in the proceeds of sale of the Collateral (as defined in the PPSA) as original collateral, or any of it, in favour of the LED.

10 PPSA

- 10.1 Defined terms in this clause have the same meaning as given to them in the PPSA.

- 10.2 LED and the Customer acknowledge that these Terms constitute a Security Agreement and entitle the LED to claim:
- 10.2.1 a Purchase Money Security Interest ("PMSI") in favour of LED over the Collateral supplied or to be supplied to the Customer as Grantor pursuant to these Terms; and
- 10.2.2 a security interest over the proceeds of sale of the Collateral referred to in (a) as original collateral.
- 10.3 The Goods supplied or to be supplied under these Terms fall within the PPSA classification of "Other Goods" acquired by the Customer pursuant to these Terms.
- 10.4 The Proceeds of sale of the Collateral referred to in clause 10.2.1 falls within the PPSA classification of "Account".
- 10.5 LED and the Customer acknowledge that LED, as Secured Party, is entitled to register its Security Interest in the Collateral supplied or to be supplied to Customer pursuant to these Terms and in the relevant Proceeds.
- 10.6 To the extent permissible at law, the Customer:
- 10.6.1 waives its right to receive notification of or a copy of any Verification Statement confirming registration of a Financing Statement or a Financing Change Statement relating to a Security Interest granted by the Customer to LED.
- 10.6.2 agrees to indemnify LED on demand for all costs and expenses, including legal costs and expenses on a solicitor / client basis, associated with the;
- 10.6.2.1 registration or amendment or discharge of any Financing Statement registered by or on behalf of LED; and
- 10.6.2.2 enforcement or attempted enforcement of any Security Interest granted to LED by the Customer;
- 10.6.3 agrees that nothing in sections 130 and 143 of the PPSA will apply to these Terms or the Security under these Terms;
- 10.6.4 agrees to waive its right to do any of the following under the PPSA:
- 10.6.4.1 receive notice of removal of an Accession under section 95;
- 10.6.4.2 receive notice of an intention to seize Collateral under section 123;
- 10.6.4.3 object to the purchase of the Collateral by the Secured Party under section 129;
- 10.6.4.4 receive notice of disposal of Collateral under section 130;
- 10.6.4.5 receive a Statement of Account if there is no disposal under section 132(4);
- 10.6.4.6 receive a Statement of Account under section 132(3)(d) following a disposal showing the amounts paid to other Secured Parties and whether Security Interests held by other Secured Parties have been discharged.
- 10.6.4.7 receive notice of retention of Collateral under section 135;
- 10.6.4.8 redeem the Collateral under section 142; and
- 10.6.4.9 reinstate the Security Agreement under section 143.
- 10.6.5 All payments received from the Customer must be applied in accordance with section 14(6)(c) of the PPSA.

11 No Implied Service

The Customer acknowledges that except as provided by law this Agreement does not entitle the Customer to demand to receive from us any site

inspection or service of the Goods supplied, delivered and/or installed, such work to be the subject of a separate agreement if applicable.

12 Regulatory and Government Approvals

Unless specifically stated otherwise, LED is not responsible for building or development application or fees to Council or relevant approvals for installation and use of Goods as may be required by Council or Government Codes. Responsibility to obtain such approvals rests solely with the Customer.

13 On-Sale

The Customer agrees that upon the on-sale of any Goods to third parties, it will:

- 13.1 inform any third party involved of these Terms;
- 13.2 inform any third party of LED's product warranties if any; and
- 13.3 not make any misrepresentations to third parties about the Goods.

14 Trustee Capacity

If Customer is the trustee of a trust (whether disclosed to LED or not), Customer warrants to LED that:

- 14.1 Customer enters into this Agreement in both its capacity as trustee and in its personal capacity;
- 14.2 Customer has the right to be indemnified out of trust assets;
- 14.3 Customer has the power under the trust deed to enter into this Agreement; and
- 14.4 Customer will not retire as trustee of the trust or appoint any new or additional trustee without first advising the LED.

15 Clerical Errors

Clerical errors in computations, typing or otherwise of catalogue, quotation, acceptance offer, invoice, delivery docket, credit note, specifications of LED shall be subject to correction.

16 Indemnity

To the full extent permitted by law, Customer will indemnify LED and keep LED indemnified from and against any liability and any loss or damage LED may sustain, as a result of any breach, act or omission, arising directly or indirectly from or in connection with any breach of any of these Terms by Customer or its representatives.

17 General

- 17.1 These Terms are to be construed in accordance with the laws from time to time in the State of Western Australia and the Commonwealth of Australia. The parties submit to the non-exclusive jurisdiction of the Courts of Western Australia, Australia and any courts which may hear appeals from those courts in respect to any proceedings in connection with these Terms.
- 17.2 These Terms contain all of the terms and conditions of the contract between the parties and may only be varied by agreement in writing between the parties.
- 17.3 Any conditions found to be void, unenforceable or illegal may, to that extent be severed from the Agreement.
- 17.4 LED may, at its sole discretion, subcontract or assign its rights and obligations hereunder.
- 17.5 The Customer may not assign its rights and obligations hereunder without the express written permission of LED.

No waiver of any of these Terms or failure to exercise a right or remedy by LED will be considered to imply or constitute a further waiver by LED of the same or any other term, condition, right or remedy.

EXHIBITED

EXHIBITED

ACCEPTANCE

Let's do this. Review all details, sign below and send to us so we can get this happening for you.

SUMMARY

Proposal No.	MA5649
Contract Total	\$ 33,052.00 + GST
Scope	As detailed in this proposal

Please note acceptance of this proposal confirms your acceptance of our terms and conditions.

Once we've received your acceptance, we will be in touch to confirm your order and advise any further information required for us to commence your order.

I wish to proceed with this proposal:

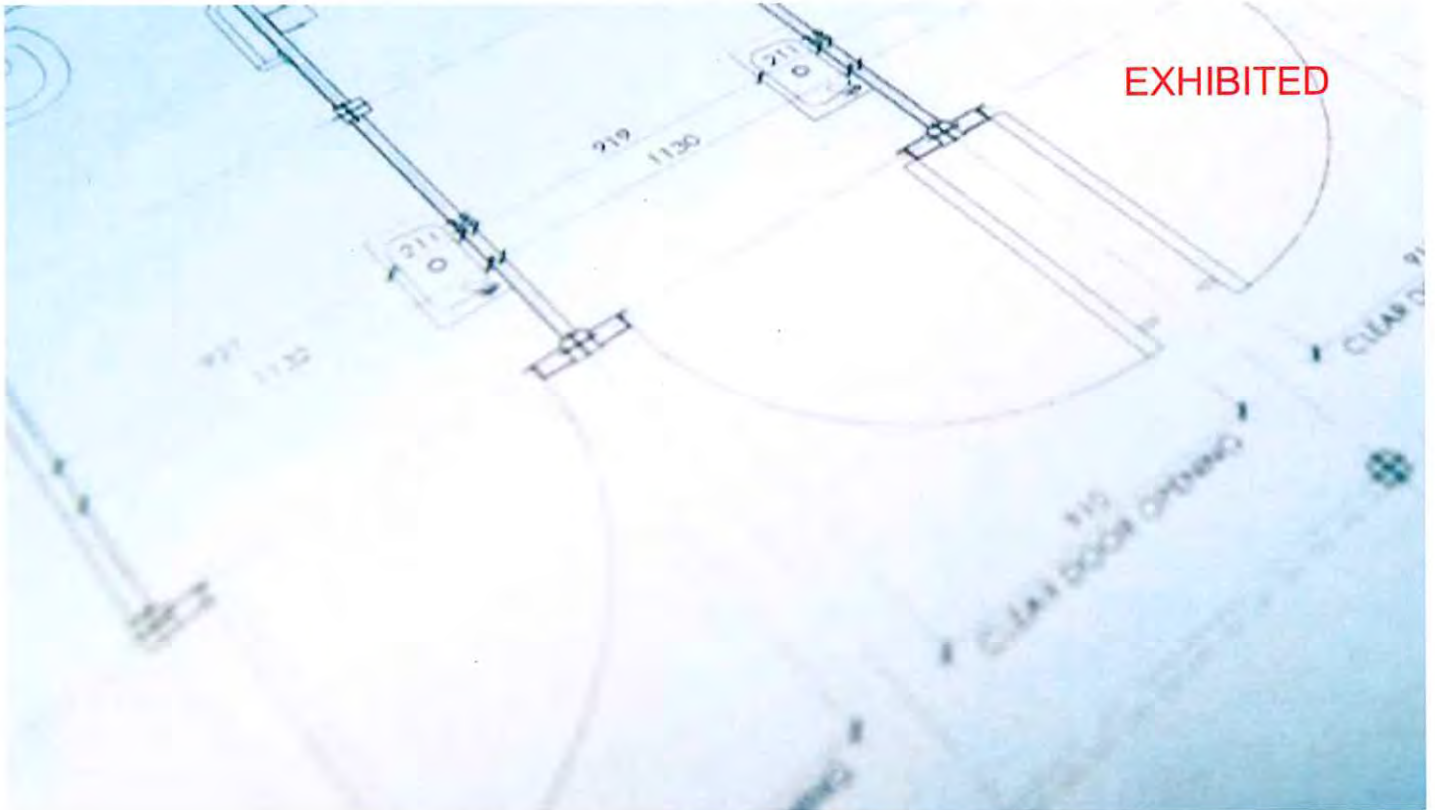
Your Name and Title

Company Name

Authorised Signature

Purchase Order / Contract No. (if required)

Date



TOILET AMENITY BUILDING PROJECTS MADE EASY

- Engineering Certification
- Plumbing Pre-Lay Plan
- Concrete Specification Plan
- Installation Instructions
- Prefabricated Modular Building Kit
- Technical Support Team

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GOT QUESTIONS?

Get in touch



1300 945 930



info@modusaustralia.com.au



modusaustralia.com.au

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16.09.2022**

Traffic Impact Statement



29th August 2022

Chris Triebe

Chris Triebe and Associates

Town Planning Services

Dear Darren,

1 Cooper Crescent
Riverside TAS 7250
M: 0456 535 746
P: 03 6334 1868
E: Richard.burk@trafficandcivil.com.au

**TRAFFIC IMPACT STATEMENT FOR PROPOSED FACILITIES AT 55
HIGH STREET, CAMPBELL TOWN.**

This traffic impact statement assesses the proposed access in terms of traffic engineering principles and Northern Midlands Interim Planning Scheme 2013 requirements including:

- site inspection and review of available sight distances and the speed environment
- consideration of references on property access requirements including Council guidelines and Australian Standard provisions
- consideration of safety issues regarding all road users including pedestrians and cyclists

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1) Site Description

55 High Street is some 500m North of the Campbell Town CBD, see Figures 1 & 2. The property is bound by Council Roads i.e Bridge and Pedder Streets along the Northern and Eastern boundaries respectively. High Street (Midlands Highway) is a State Road on the Western boundary.

Figure 1 – Property Location



Source: LISTmap, DPIPWE

Figure 2 – Council Road network at 55 High Street



Source: LISTmap, DPIPWE

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2) Proposal

2.1 Description of Proposed Development

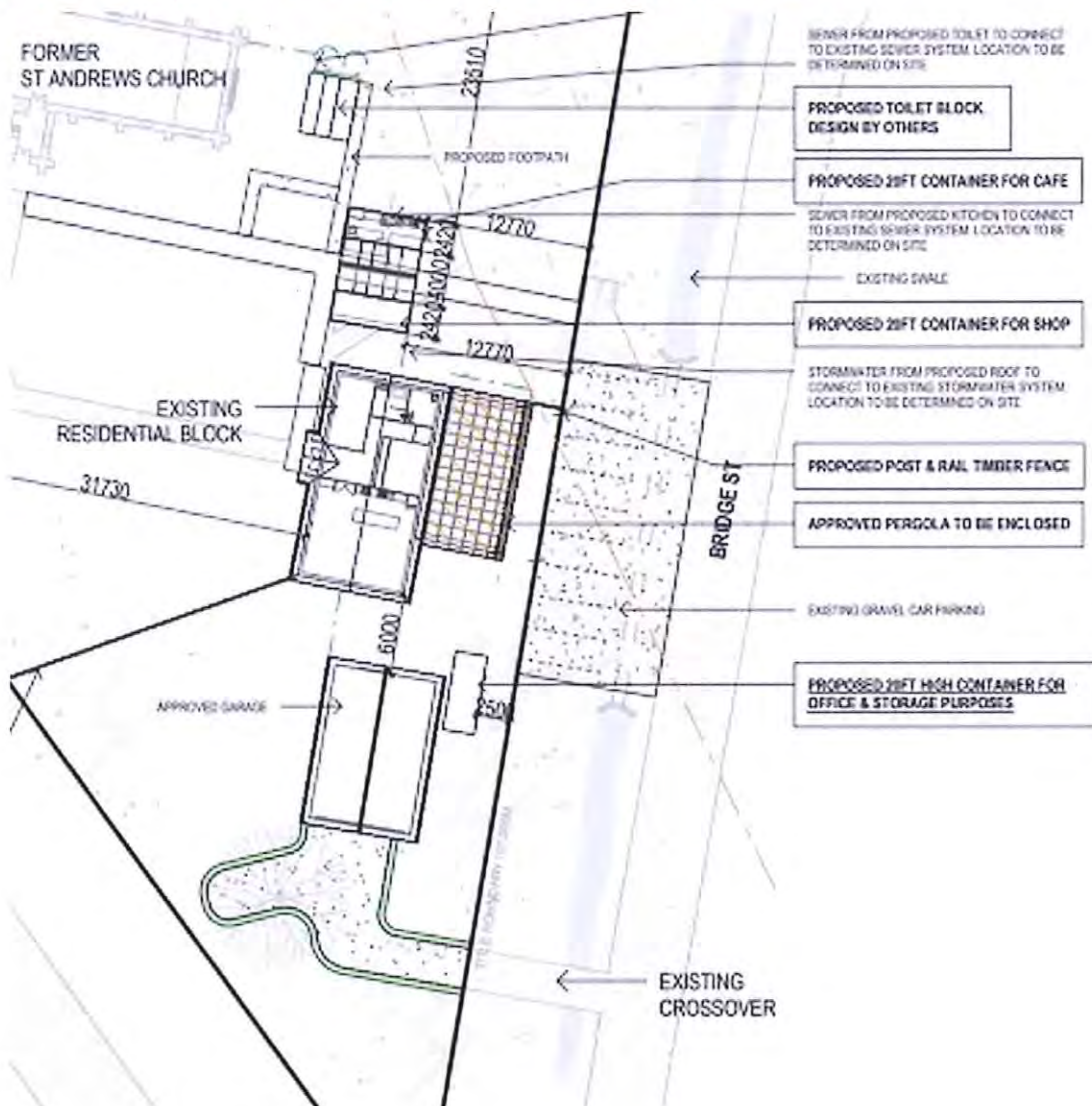
The proposal involves operation of a café & function centre at 55 High St.

Cafe

The proposal extends existing facilities to include a café, shop, office, and toilet with pedestrian access and on-street car parking on Bridge St.

Figure 3 shows the proposed facilities. Kitchen operation is proposed 6AM to 3PM closing at 4PM. Building plans are attached in Appendix A.

Figure 3 – Proposed café and shop additions accessed from Bridge Street



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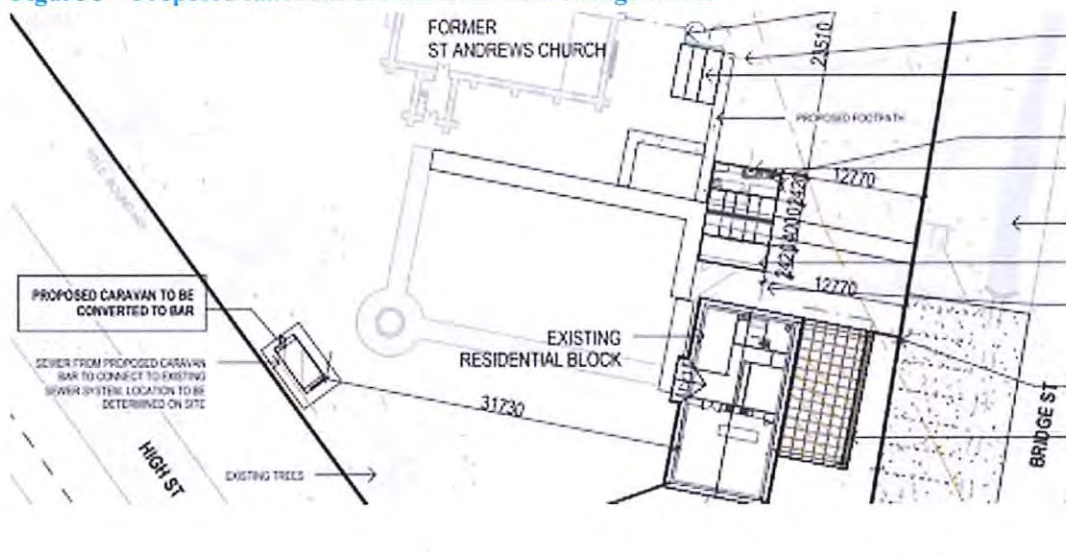
Figure 4 – Proposed café and shop entrance from Bridge Street



Functions

A 'functions' bar is proposed inside the High Street boundary fence. The Liquor Licence previously held for 12 months, will be applied for prior to any public functions. Alcoholic beverages will only be served during opening hours and events (Monday – Friday 07⁰⁰ to 15⁰⁰hrs; Saturday – Sunday 11⁰⁰ to 17⁰⁰hrs). None will be served for takeaway purposes. No access is proposed to High Street (Midlands Highway). Figure 5 shows the 'functions' bar location and Figure 6 shows the function bar counter.

Figure 5 – Proposed functions bar accessed from Bridge Street



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Figure 6 – Proposed ‘functions ‘ bar accessed from Bridge Street



Estimated annual functions and frequency are summarised in Figure 7.

Figure 7 – Proposed functions bar accessed from Bridge Street

ACTIVITY	FREQUENCY	NO OF ATTENDEES	OPERATING HOURS
Weddings	Estimate 6 per year either	80 seated (dining tables)	11am to 11pm
	Lunchtime wedding or	120 cocktail style (standing)	
	Dinner wedding		
New Years Eve / Hogmanay Celebration	1 per year	120 cocktail style – standing	6pm to 1am
General Events & Functions	Unlimited on booking basis. <52 per year	100 Mixed dining tables & standing	9am to 11pm

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2.2 Estimated Traffic Generation

2.2.1 Café and Shop

The proposal is to extend the existing facilities and provide 90-degree on-street (Bridge St) parking and pedestrian access for a café, shop, office, and toilet.

Shipping containers are proposed for the café, shop and office. The containers have a 2.4m *6m floor area of some 15m² each. Floor areas however are misleading for estimating traffic generation for take-away outlets, see Section 3.7.1 Drive in take away food outlets of the RTA Guide to Traffic Generating Developments 2002. Traffic generation should be estimated based on first principles.

- **Café:** it is estimated that the café would produce 2 coffees / 3 minutes / visiting vehicle. This equates to 20 arrivals & 20 departures /hr i.e 40vph and 320vpd.
- **Shop:** it is estimated that the shop would attract visitors from the Café browsing while waiting for their coffee.
- **Office & Storage** is not expected to generate traffic and would be used by the proprietors only.

2.2.2 Functions Bar:

From Figure 7 it is estimated that traffic activity peaks occur at events typically with 100-120 attendees. This is estimated to equate to 40 vehicle arrivals and 40 vehicle departures in the hours before and after the event i.e peak arrival and departure rates of 40vph.

The Café and Functions Bar could operate together for private functions without public access. Estimated traffic generation is 40 vph and 80-100 vpd.

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2.3 Council Planning Scheme

55 High Street zoning is shown in Figure 8 in accordance with the Northern Midlands Interim Planning Scheme 2013.

Figure 8 – 55 High Street is zoned Community Purpose



Source: LISTmap, DPIPW

2.4 Council Road Network Owner Objectives

The Northern Midlands Council's objectives are to maintain traffic safety and efficiency for all road users, including pedestrians and cyclists.

2.5 State Road Network Owner Objectives

The Department of State Growth (DSG) objectives are to maintain safe and efficient operation of the State Road network. The Midlands Highway is a State Road, see Appendix B.

DSG is currently installing a pedestrian underpass at the Bridge Street intersection, see Appendix G.

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**3) Existing Conditions****3.1 High Street (Midlands Highway)**

The Midland Highway is a two-way two-lane road in the vicinity of the development and a Category 1 Trunk Road in the State Road Hierarchy, see Appendix B and part of the Tasmanian 26m B Double Network, see Appendix D. The Midlands Highway within Campbell Town is not a Limited Access Road, see Appendix E. Estimated AADT is 8,000 vpd (2022), see Appendix C.

High Street has an 60km/h speed limit in the vicinity of the development with 3.7m traffic lanes and a footpath on the West side offset some 9m from the edge line. A pedestrian underpass is under construction at the intersection with Bridge Street, see Appendix G for details.

The road is delineated with a Separation and Edge Lines and streetlighting.

3.2 Bridge Street

Bridge Street is a residential street with no kerb & channel and has no street lighting or footpaths however the mowed roadsides are relatively flat and even and pedestrian friendly. The General Urban Speed Limit of 50km/h applies. Estimated AADT is 100 vpd (2022).

Bridge Street has a seal width of 5m.

3.3 High Street / Bridge Street Intersection

The anticipated High / Bridge Street intersection layout once DSG underpass construction is completed is shown in Figure 9.

Figures 9 -16 show the approaches to the Bridge Street intersection.

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Figure 9 – Anticipated High Street / Bridge Street intersection layout



Source: DSG Website

Figure 10 – Bridge Road Eastern approach to High Street



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Figure 11 – Looking right along High Street from Bridge Street Eastern approach.



Figure 12 – Looking left along High Street from Bridge Street Eastern approach.



Figure 13 – High Street Southern approach to Bridge Street Intersection.



Source: LISTmap, DPIPW

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Figure 14 – High Street Northern approach to Bridge Street Intersection



Source: LISTmap, DPIPWE

Figure 15 – High Street Northern approach to Bridge Street Intersection



Source: LISTmap, DPIPWE

Figure 16 – High Street Heading North from Bridge Street.



Source: Google Maps

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3.5 Bridge Street carpark for 55 High Street

Figures 17-22 show the nature of the proposed Bridge Street carpark approaches.

Figure 17 – Aerial view of proposed Bridge Street access to 55 High Street



Source: LISTmap, DPIPWE

Figure 18 – Bridge Street Western approach to 55 High Street access



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Figure 19 – Bridge Street Eastern approach to proposed carpark



Figure 20 – Looking left along Bridge Street from the proposed carpark



Sight distance
left is > 80m.

Figure 21 – Looking right along Bridge Street from proposed carpark



Sight distance
right is > 80m.

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**Figure 22 – Elevation view of proposed Bridge Street carpark****3.6 Pedder Street**

Pedder Street is a residential street with no kerb & channel and has no street lighting or footpaths however the mowed roadsides are relatively flat and even and pedestrian friendly. The General Urban Speed Limit of 50km/h applies. Pedder Street has a seal width of 5m. Estimated AADT is 100 vpd (2022).

3.7 Bridge Street/ Pedder Street Intersection

The Bridge Street/ Pedder Street Intersection is shown in Figures 23 & 24. Pedder Street is the priority road, and the intersection is controlled with signs and line marking to the Australian Standard.

Figure 23 – Aerial view of the Bridge Street / Pedder Street Intersection

Source: LISTmap, DPIPWE

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Figure 24 – Bridge Street Western approach to Pedder Street Intersection



3.8 High Street / Pedder Street Intersection

The High / Pedder Street intersection layout is shown in Figure 25.

Figure 25 – Aerial view of the High Street / Pedder Street Intersection



Source: LISTmap, DPIPWE

3.9 Services

The proposal does not appear to disaffect above ground services.

3.10 5 Year Reported Crash History

The Department of State Growth advise as of the 10th of June 2022 there have been no reported crashes on Bridge St (High – Pedder), Campbell Town. Closest crash sites are shown in Figure 26.

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**Figure 26 – Bridge St nearest 5 year reported crash locations****3.11 Road Safety Review**

From Austroads Safe System Assessment and application of the Safe Systems Framework:

Bridge Street (High Street to Pedder Street):

- low crash exposure – estimated AADT 100vpd (2022)
- low crash severity – 40km/h speed environment
- low crash likelihood – the road is built to a suitable standard for the function of the road.

This equates to a very low crash risk for all road users.

Pedder Street (Bridge Street to High Street):

- low crash exposure – estimated AADT 100vpd (2022)
- low crash severity – 40km/h speed environment
- low crash likelihood – the road is built to a suitable standard for the function of the road.

This equates to a very low crash risk for all road users.

High Street (Midlands Hwy) (Pedder Street to Bridge Street)

- high crash exposure – estimated AADT 8,000vpd (2022)
- low to moderate crash severity – 60km/h speed environment
- low crash likelihood – the road is built to a suitable standard for the function of the road with pedestrian underpass.

This equates to a low crash risk for all road users.

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4) Northern Midlands Interim Planning Scheme Council 2013

4.1 Road & Railway Assets Code E4

E4.6.1 - Use and road or rail infrastructure

Acceptable Solution A2: For roads with a speed limit of 60km/h or less the use must not generate more than a total of 40 vehicle entry and exit movements per day.

The proposal is estimated to generate:

- 40vph on Bridge Street at the Café and Shop with public access estimated at up to 320 vpd.
- 40 vph on Bridge Street at the private function centre and bar estimated at up to 100 vpd.

A2 is not satisfied.

Performance criteria P2: For roads with a speed limit of 60km/h or less, the level of use, number, location, layout and design of accesses and junctions must maintain an acceptable level of safety for all road users, including pedestrians and cyclists.

Total traffic activity on Bridge St will increase from 100 vpd to some 520 vpd by 2031, due to the proposal. 520vpd is a low traffic activity level and easily absorbed by Bridge St.

Due to the location of the café suiting south bound through traffic it is expected that the majority of the turning movements at the High St / Bridge St intersection will be left in and left out of Bridge Street (East).

Bridge St has a 5m seal adequate for the forecast increase in traffic.

The right turn movement from High Street to Bridge Street (East) is expected to be very low and not disaffect north bound traffic on High Street. The intersection is estimated to operate at Austroads Level of Service (LOS) A which is a high LOS. See Appendix I for Level of Service definitions.

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From review of 5 year reported crash history, road safety review and Austroads Safe System Assessment, the increased traffic activity due to the proposal is considered safe with a low crash risk and no traffic capacity issues.

P2 is satisfied.

E4.7.2 - Management of Road Accesses and Junctions

Acceptable solution A1: *For roads with a speed limit of 60km/h or less the development must include only one access providing both entry and exit, or two accesses providing separate entry and exit.*

The proposal is to provide Bridge Street on street parking with pedestrian access to the café, shop, toilets and bar. No vehicular or pedestrian access to 55 High Street, via High Street is proposed.

A1 is satisfied.

E4.7.4 - Sight Distance at Accesses, Junctions and Level Crossings

Acceptable solution A1: *An access or junction must comply with the Safe Intersection Sight Distance (SISD) shown in Table E4.7.4 of the Northern Midlands Interim Planning Scheme.*

The proposal is to provide on street parking with pedestrian access to the café, shop, toilets and bar. No vehicular access to 55 High St is proposed.

On street parking is available on Bridge St. alongside the proposed café, shop and toilet with visibility left and right along Bridge St. of > 100m in a 50km/h zone where SISD is 80m.

The proposal is compliant with Table E4.7.4 requirements.

A1 is satisfied.

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4.2 Car Parking and Sustainable Transport Code E6

E6.6.1 - Car Park Numbers

Acceptable solution A1: The number of car parking spaces must not be less than the requirements of Table E6.1.

Public café and shop operation

Table E6.1 for Food Services – Take-away specifies 1 space /15m² of net floor area and 6 queuing spaces for drive through.

The proposal involves a cafe and shop each with a GFA of 15m². The café is a take-away operation. Accordingly, 8 car parking spaces are required. 9 on street parking spaces are proposed, see Figures 3 & 17 -22.

Private functions

Table E6.1 for Community meeting and entertainment specifies 1 space /20m² of public area or 1 space per 4 seats whichever is greater.

- The public area is some 400m² – requiring 20 spaces or
- Seating is for 120 guests requiring 30 spaces.

Accordingly, 30 parking spaces are required.

Parking supply in the vicinity is summarised in Figure 27.

Figure 27 – On Street Parking Supply in vicinity of Bridge St entrance to 55 High St.

On Street Parking Supply			
	Frontage (m)	Spaces (90 degree)	Spaces (Parallel)
Bridge Street (High - Pedder)			
West side	100	33	14
East side	100	33	14
Pedder Street (Bridge - High)			
North side	110	35	16
South side	110	35	16
Total		136	60

A1 is not satisfied as no off-street parking is proposed and the proposal relies on Council agreement for use of on street parking.

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Performance Criteria P1: *The number of car parking spaces provided must have regard to:*

- a) *The provisions of any relevant location specific car parking plan; and*
- b) *The availability of public car parking spaces within reasonable walking distance; and*
- c) *Any reduction in demand due to sharing of spaces by multiple uses either because of variations in peak demand or by efficiencies gained by consolidation ; and*
- d) *The availability and frequency of public transport within reasonable walking distance of the site ; and*
- e) *Site constraints such as existing buildings, slope, drainage, vegetation and landscaping ; and*
- f) *The availability, accessibility and safety of on road parking, having regard to the nature of the roads, traffic management and other uses in the vicinity ;and*
- g) *An empirical assessment of the car parking demand ; and*
- h) *The effect on streetscape, amenity and vehicle, pedestrian and cycle safety and convenience; and*
- i) *The recommendations of a traffic impact assessment prepared for the proposal ; and*
- j) *Any heritage values of the site ;and*
- k) *For residential buildings and multiple dwellings, whether parking is adequate to meet the needs of the residents having regard to:*
 - (1) *The size of the dwelling and the number of bedrooms; and*
 - (2) *The pattern of parking in the locality ; and*
 - (3) *Any existing structure on the land.*

a) The provisions of any relevant location specific car parking plan;
There is no specific car parking plan applicable in the Northern Midlands Interim Planning Scheme (April 2019)

b) The availability of public car parking spaces within reasonable walking distance; **Considerable on street parking is available see Figure 27 with either:**

- **136 spaces with 90-degree on-street parking or**
- **60 spaces managed with parallel on street parking.**

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- c) Any reduction in demand due to sharing of spaces by multiple uses either because of variations in peak demand or by efficiencies gained by consolidation ; **No such benefit is anticipated.**
- d) The availability and frequency of public transport within reasonable walking distance of the site ; **No such benefit is anticipated.**
- e) Site constraints such as existing buildings, slope, drainage, vegetation and landscaping ; **55 High Street is a constrained site with insufficient space for off street parking due to the landscaping and building layout within the property.**
- f) The availability, accessibility and safety of on road parking, having regard to the nature of the roads, traffic management and other uses in the vicinity.
Considerable on street parking is available see Figure 27 with either:
 - 136 spaces with 90-degree on-street parking or
 - 60 spaces with parallel on-street parking.
- g) An empirical assessment of the car parking demand ; **From on-street parking observations parking demand on Bridge Street and Pedder Street is very low.**
- h) The effect on streetscape, amenity and vehicle, pedestrian and cycle safety and convenience; **It is estimated that the proposal will have low impact on the residential amenity of Bridge Street and Pedder Street.**
- i) The recommendations of a traffic impact assessment prepared for the proposal; **This traffic impact statement identifies no traffic capacity or safety issues with the proposal and considers that the on-street parking supply available on the Council Streets (Bridge and / or Pedder Street) exceeds the parking demand from the proposal.**
- j) Any heritage values of the site ; **The proposal does not appear to disaffect heritage values of the site.**

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- k) For residential buildings and multiple dwellings, whether parking is adequate to meet the needs of the residents having regard to:
1. The size of the dwelling and the number of bedrooms;
 2. The pattern of parking in the locality
 3. Any existing structure on the land.

Not applicable.**P1 is satisfied**, subject to Council agreement as the Road owner.**E6.6.2 – Bicycle Parking Numbers**

Acceptable solution A1.1: *Permanently accessible bicycle parking or storage spaces must be provided either on site or within 50m of the site in accordance with the requirements of Table E6.1.*

Table E6.1 specifies 1 space per 75m² of net floor area. The proposal involves a net floor area of 45m², and 1 bicycle space is proposed.

A1.1 is satisfied.**E6.6.3 – Taxi Drop-off and Pickup**

The proposal does not trigger the requirement for a taxi zone.

E6.6.4 – Motorbike Parking Provisions

Acceptable solution A1: *One motorbike parking space must be provided for each 20 car spaces required by Table E6.1 or part thereof.*

10 car parking spaces are proposed, and 1 motorcyclist space is proposed.

A1 is satisfied.**E6.7.1 – Construction of Car Parking Spaces and Access Strips**

Acceptable Solution A1 – *All car parking access strips, manoeuvring and circulation spaces are:*

- (a) *formed to an adequate level and drained.*
- (b) *provided with an impervious all- weather seal.*
- (c) *line marked or provided with other clear physical means to delineate car spaces.*

The proposal is compliant with the above requirements. **A1 is satisfied.**

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**E6.7.2 - Design and Layout of Car Parking**

Acceptable Solution A1.1 – Where providing for 4 or more spaces, parking areas (other than for parking located in garages and carports for dwellings in the General Residential Zone) must be located behind the building line;

Not applicable as no vehicular access to 55 High Street is proposed.

A1.1 is satisfied.

Acceptable Solution A2.1 – Car parking and manoeuvring space must:

- (a) Have a gradient of 10% or less; (parking is compliant).
- (b) Where providing for more than 4 cars, provide for vehicles to enter and exit the site in a forward direction; (Not applicable as no property access is proposed).
- (c) Have a width of vehicular access no less than prescribed in Table E6.2; (Not applicable as no property access is proposed).
- (d) Have a combined width of access and manoeuvring space adjacent to parking spaces not less than as prescribed in Table E6.3 where any of the following apply:
 - (1) There are three or more car parking spaces; and
 - (2) Where parking is more than 30m driving distance from the road;
 - or
 - (3) Where the sole vehicle access is to a category 1, 2, 3 or 4 road.
 Proposed parking spaces 2.4m * 6.1m with 6.4m manoeuvre space), comply with requirements of Table E6.3 i.e 2.6m * 5.4m with 6.4m manoeuvre space.

A2.1 is satisfied.

Acceptable Solution A2.2 – The layout of car spaces and access ways must be designed in accordance with Australian Standards AS 2890.1 – 2004 Off-street parking.

A2.2 is satisfied.

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E6.7.3 – Car Parking Access, Safety and Security

Acceptable Solution A1 – *Car parking areas with greater than 20 parking spaces must be:*

- a) *Secured and lit so that unauthorised persons cannot enter or;*
- b) *Visible from buildings on or adjacent to the site during the times when parking occurs.*

Less than 20 formal parking spaces are proposed:

- Café and shop parking – 9 on street spaces.

A1 is satisfied.

E6.7.4 – Parking for Persons with a Disability

Acceptable Solution A1 – *All spaces designated for use by persons with a disability must be located closest to the main entry point to the building.*

The proposal involves:

- Café and shop parking – 9 on street spaces including 1 accessible space by the main entry.
- Private function parking – 30 on street spaces

A1 is satisfied.

Acceptable Solution A2 – *Accessible car parking spaces for use by persons with disabilities must be designed and constructed in accordance with AA/NZ2890.6 – 2009 Parking facilities – Off-street parking for people with disabilities.*

The accessible space is adequate & compliant with AS/NZS 2890.6 - 2009

A2 is satisfied.

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E6.7.6 - Loading and Unloading of Vehicles, Drop-off and Pickup

Acceptable Solution A1 – For retail, commercial, industrial, service industry or warehouse or storage uses:

- a) At least one loading bay must be provided in accordance with Table E6.4 and
- b) Loading and bus bays and access strips must be designed in accordance with Australian Standard AS/NZS 2890.3 – 2002 for the type of vehicles that will use the site.

The proposal involves:

- Café and shop parking – 9 on street spaces including 1 accessible space by the main entry.
- Private function parking – 30 on street spaces

A loading bay is not required. **A1 is satisfied.**

E6.8 - Provisions for Sustainable Transport

E6.8.2 – Bicycle Parking Access, Safety and Security

Performance Criteria P1 – Bicycle parking spaces must be safe, secure, convenient and located where they will encourage use.

P1 is satisfied.

Performance Criteria P2 – Bicycle parking spaces and access must be of dimensions that provide for their convenient, safe and efficient use.

P2 is satisfied.

E6.8.5 – Pedestrian Walkways

Performance Criteria P1 – safe pedestrian access must be provided within car park and between the entrances to buildings and the road.

P1 is satisfied.

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**5) Impacts on the environment and road users****5.1 Impact on intersection capacity**

It is estimated that all existing intersections will continue to operate at LOS A with the proposal and are therefore have adequate capacity.

5.2 Environment

- No adverse environmental impacts are anticipated in terms of:
 - Noise, Vibration, Visual Impact and Pedestrian Amenity
 - Ecological Impacts, Heritage and Conservation

5.3 Road users

- Public Transport - No impact.
- Delivery Vehicles - No impact.
- Pedestrians and Cyclists – No impact.

No additional provisions for pedestrians and cyclists are necessary due to the proposal.

5.4 Council Construction Standard

The proposed Bridge Street 90 degree on street parking for the proposed café and shop should be constructed consistent with LGAT standard drawings TSD-R03 & R04 or as required by Council to the proposed width as per the design plans, see Appendix A. LGAT standard drawings are available online at the following link:

https://www.lgat.tas.gov.au/_data/assets/pdf_file/0027/813735/Tasmanian-Municipal-Standards-Drawings-v3-December-20202.pdf

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16.09.2022

Traffic Impact Statement



6) Department of State Growth requirements

DSG review of TIS

These reviews are required to:

- consider proposals and whether the TIS prepared satisfies DSG requirements.
- resolve any issues so the TIS can be finalised.
- enable the TIS endorsement provided by DSG to be communicated to Council as part of the Development application process.

These reviews are usually arranged by the TIS author. The email address for submissions is:

Development@stategrowth.tas.gov.au

Crown landowner consent

This is to provide DSG to opportunity to check alignment of proposals with DSG objectives for the road. If the proposal aligns with DSG objectives Crown Land Consent is issued by DSG. Crown Landowner Consent is required where there is a proposed change in use of property adjacent to a state road. The website for Crown Landowner Consent is:

https://www.transport.tas.gov.au/road/permits/crown_landownerconsent/

Access works permits

Developers must obtain an access works permit from DSG for proposed work within a state road reservation. Applications need to include:

- suitably design plans detailing the proposal and services affected.
- relevant design calculations for stormwater management and pavement design
- a traffic impact assessment

The website for access works permit applications is:

<https://www.transport.tas.gov.au/road/permits/road-access>

Summary of DGS requirements

DSG acceptance of this TIS is attached in Appendix H.

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Traffic Impact Statement



7) Recommendations and Conclusions

This traffic impact statement (TIS) has been prepared to assess the proposed café, shop and function bar at 55 High Street with pedestrian access via Bridge Street.

Existing road conditions have been reviewed including the speed environment and available sight distances.

It is estimated that all existing intersections will continue to operate at LOS A with the proposal and are therefore have adequate capacity.

It is assessed that the proposal will have minimal impact on traffic safety and capacity for all road users including pedestrians and cyclists.

Evidence is provided to demonstrate that the proposal satisfies the Northern Midlands Interim Planning Scheme 2013, specifically Road & Railway Assets Code E4 and Car Parking & Sustainable Transport Code E6.

Recommendations:

- *Apply for NMC consent to access Bridge Street 90-degree on-street parking for the proposed café and shop (9 spaces).*
- *Apply for NMC consent to access Bridge Street and Pedder Street on-street parking for the proposed private functions parking (30 spaces).*
- *Construct proposed Bridge Street 90-degree on-street parking for the proposed café and shop consistent with LGAT standard drawings TSD-R03 & R04 and/or as required by NMC.*

Overall, it has been concluded that the proposal will not create any traffic issues and traffic will be able to continue to operate safely and efficiently along the High Street, Bridge Street and Pedder Street. Based on the finding of this report and subject to the recommendations above, the proposal is supported on traffic grounds.

DSG acceptance of this TIS is attached in Appendix H.

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Traffic Impact Statement



8) Assessor Credentials

Richard Burk is a qualified Traffic and Civil Engineer with over 35 years of experience with State and Local Government in the Roads and Traffic industry in Tasmania. Visit www.trafficandcivil.com.au.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'R Burk', is written over a light blue horizontal line.

Richard Burk

Director

Traffic and Civil Services

M: 0456 535 746

P: 03 63341868

E: Richard.burk@trafficandcivil.com.au

Appendices

Appendix A – Proposed development plans

Appendix B – Midland Highway Link Map

Appendix C– Midland Highway Traffic Data

Appendix D– Tasmanian 26m B Double Network

Appendix E– Limited Access State Roads

Appendix F – DSG Access Standard

Appendix G - DSG Pedestrian Underpass Project, Campbell Town

Appendix H - DSG Endorsement

Appendix I - LOS Descriptions


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16.09.2022**

Traffic Impact Statement



Appendix A – Proposed development plans



DRAWING SCHEDULE

A00	COVER
A01	LOCALITY PLAN
A02	SITE PLAN
A03	CAFE- CONSTRUCTION PLAN
A04	CAFE- INT. ELEVATION
A05	CAFE- ELEVATIONS
A06	CAFE- 3D PERSPECTIVE
A07	SHOP ELEVATION
A08	SHOP 3D PERSPECTIVE
A09	WALKWAY 3D PERSPECTIVE
A10	CARAVAN BAR INT. ELEVATION
A11	CARAVAN BAR- ELEVATION
A12	CARAVAN BAR- 3D PERSPECTIVE

PROJECT INFORMATION

BUILDING DESIGNER:	GRANT JAMES PFEIFER
ACCREDITATION NO:	CC20117
LAND TITLE REFERENCE NUMBER:	1020781
BUILDING CLASS:	6
EXISTING FORMER CHURCH AREA:	117.20m ²
EXISTING BUILDING AREA:	134.0 m ²
EXISTING GARAGE AREA:	96.5m ²
PROPOSED OFFICE & STORAGE:	14.88m ²
PROPOSED SHOP:	14.88m ²
PROPOSED CAFE KITCHEN:	14.88m ²
PROPOSED BAR:	10.52m ²
PROPOSED TOILET BLOCK:	18.59m ²
DESIGN WIND SPEED:	M
SOIL CLASSIFICATION:	ASSUMED 'H'
CLIMATE ZONE:	7
ALPINE AREA:	NA
CORROSION ENVIRONMENT:	LOW
FLOODING:	NO
LANDSLIP:	NO
DISPERIVE SOILS:	UNKNOWN
SALINE SOILS:	UNKNOWN
SAND RUNNER:	NO
MINE SUBSIDENCE:	NO
LANDFILL:	NO
GROUND LEVELS:	REFER PLAN
CRS LEVEL:	EXISTING

**PROPOSED EXTENSION, CAFE,
BAR, SHOP, OFFICE & TOILET**

G. & N. GRAHAM
55 HIGH STREET,
CAMPBELL TOWN

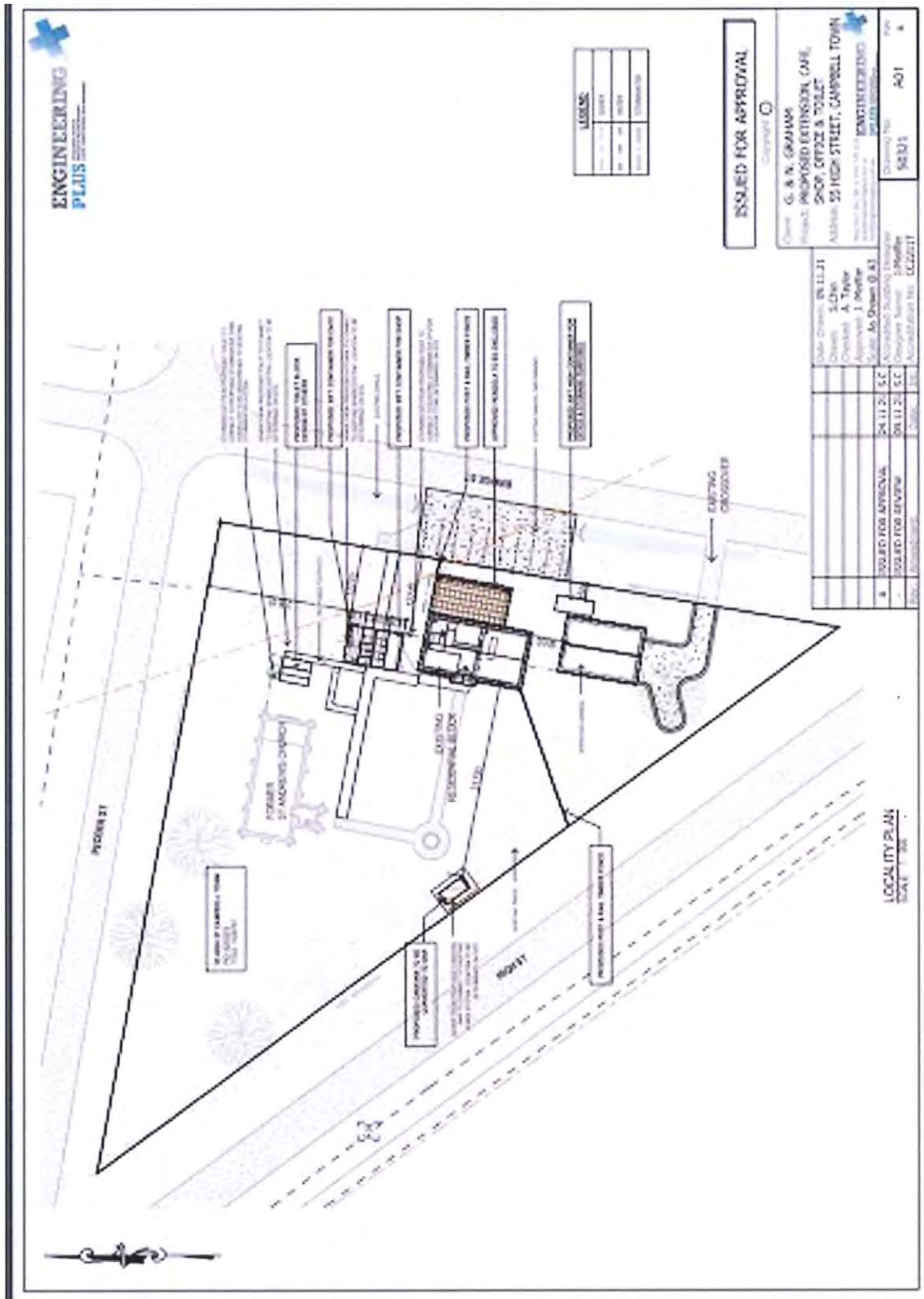
NORTHERN MIDLANDS COUNCIL
ISSUED FOR APPROVAL

Rc Elizabeth Street, Launceston, Tasmania 7150 info@northernmidlands.com.au
Jack 0457 362 783 or Tim 0457 545 813

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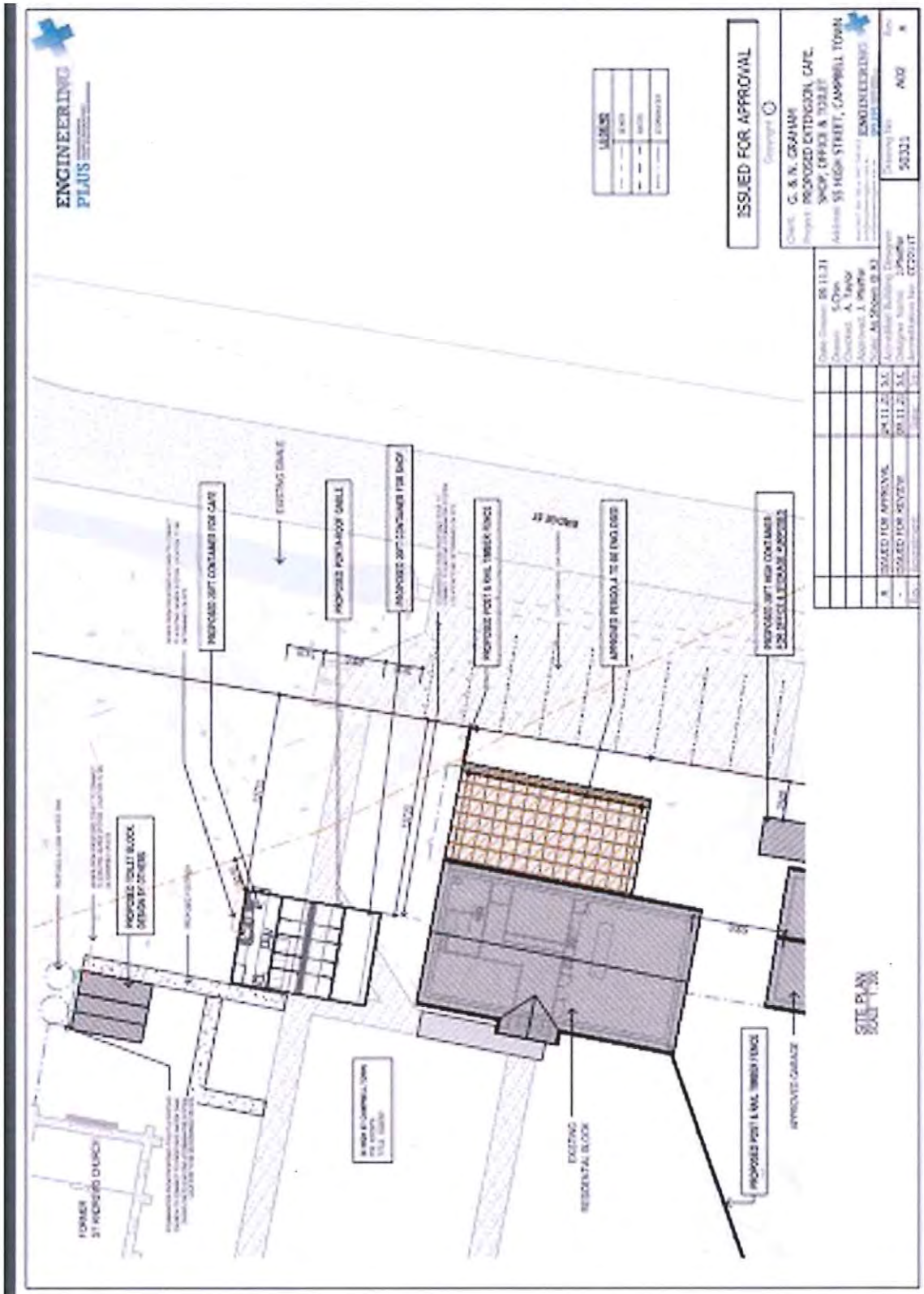
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WINDLOAD SCHEDULE

WIND	HEIGHT	WIND	TYPE	U VALUE	SMC/C
WT	13.0	10.0	00	4.3	18

BASE FLOOR PLAN

ROOFING DETAIL

ISSUED FOR APPROVAL

Client: G. & N. GRAHAM
Project: PROPOSED EXTENSION, CAFE, SHOP OFFICE & TOILET
Address: 52 HIGH STREET, CAMPBELL TOWN
Proposed by: G. & N. GRAHAM
Contract ref: 1111111111

Date Drawn: 08/11/22
Drawn: E. O'NEILL
Checked: A. TAYLOR
Approved: G. & N. GRAHAM

Rev	Date	Description
A	22/11/22	FOR APPROVAL
B	22/11/22	FOR APPROVAL

50221 A3

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16.09.2022

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ISSUED FOR APPROVAL

Checked by:

Client: G. & N. GRAMM
 Project: PROPOSED EXTENSION, CAFFI, SHOP, OFFICE & TOILET
 ADDRESS: 55 HESH STREET, CARROLL TOWN
 Approved by: [Signature] ENGINEER/REGISTERED PLUMBER
 Drawing No: 50121 AG4 A
 Date: 09/11/22

Date Drawn	09/11/22	Scale	AS SHOWN	Revision	1
Drawn	S. O'NEILL	Checked	A. Taylor	Approved	J. Peiffer
Scale	As Shown (B.A.)	Reviewed	[Signature]	Registration No.	GC1117
Project	PROPOSED FOR APPROVAL	Date	09/11/22	Engineer Name	J. Peiffer
Client	G. & N. GRAMM	Scale	AS SHOWN	Registration No.	GC1117

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Client: **G. & N. GRAHAM**
Project: **PROMISED EXTENSION, CAFE, SHOP, OFFICE & TOILET**
Address: **33 HIGH STREET, CAMPBELL TOWN**

Drawn	RELIJIT
Checked	SLOAN
Approved	A. Taylor
Scale	As Shown @ A3
Contract Reference	
Contract No.	24/11/21 S.C.
Issue No.	00/11/21 S.C.
Authorisation No.	CC22211
File Reference	

Drawings No: **NSD1** A05 8

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Client: G. & H. GRAHAM
Project: PROPOSED EXTENSION, CAFE, SHOP, OFFICE & TOILET
Address: 55 HIGH STREET, CAMPBELL TOWN

Drawn by: G. & H. GRAHAM
 Checked by: G. & H. GRAHAM
 Approved by: G. & H. GRAHAM
 Date: 14/10/2021 (S.C.)
 Revision Building: 01/2021
 Designer Name: J. PHILLIPS
 Registration No: 17721117

Issue Date:	08/11/20
Drawn:	S. CHEN
Checked:	A. PHILLIPS
Approved:	J. PHILLIPS
Date:	14/10/2021 (S.C.)
Revision Building:	01/2021
Designer Name:	J. PHILLIPS
Registration No:	17721117



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MARK	HEIGHT	WIDTH	TYPE	VALUE	SHGC
200	400	60	00	43	51

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Project: PROPOSED EXTENSION, CAVE SHOP, OFFICE & TOBACCO

Address: 55 HIGH STREET, CAMPBELL TOWN

Professional Engineer: G. & N. GRAHAM

Registration No: 123456789

Professional Engineer: J. SMITH

Registration No: 987654321

Professional Engineer: M. JONES

Registration No: 543210987

Professional Engineer: K. BROWN

Registration No: 210987654

Professional Engineer: L. GREEN

Registration No: 876543210

Professional Engineer: P. WHITE

Registration No: 654321098

Professional Engineer: Q. BLACK

Registration No: 432109876

Professional Engineer: R. RED

Registration No: 210987654

Professional Engineer: S. BLUE

Registration No: 987654321

Professional Engineer: T. PURPLE

Registration No: 765432109

Professional Engineer: U. PINK

Registration No: 543210987

Professional Engineer: V. BROWN

Registration No: 321098765

Professional Engineer: W. GREEN

Registration No: 109876543

Professional Engineer: X. BLUE

Registration No: 987654321

Professional Engineer: Y. PURPLE

Registration No: 765432109

Professional Engineer: Z. PINK

Registration No: 543210987

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Client: G. & N. GRAYHAM
 Project: PROPOSED EXTENSION, CAFE,
 SHOP, OFFICE & TOILET
 Address: 55 HIGH STREET, CAMPBELL TOWN
 Tasmania 7243
 Engineer: G. & N. GRAYHAM
 License No: 12010
 Date: 16/09/2022

DATE SUBMITTED	20/11/21	DATE FOR APPROVAL	20/11/21	DATE FOR REVIEW	20/11/21	DATE FOR APPROVAL	20/11/21
SUBMITTED BY	G. & N. GRAYHAM	APPROVED BY	G. & N. GRAYHAM	REVISIONS	NONE	DRAWING NO.	A00
PROJECT NAME	PROPOSED EXTENSION, CAFE, SHOP, OFFICE & TOILET	DRAWING TITLE	ISSUED FOR APPROVAL	SCALE	AS SHOWN @ 1:1	PROJECT NO.	2022/21

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16.09.2022

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ISSUED FOR APPROVAL

Client: **G. & N. GRAHAM**
 Project: **PROPOSED EXTENSION, CAFE, SHOP, OFFICE & TOILET**
 Address: **55 HIGH STREET, CAMPBELL TOWN**
 Prepared for: **ENGINEERING PLUS**
 Prepared by: **ENGINEERING PLUS**

Date: 05/11/21	Drawn: S. Cho	Checked: A. Taylor	Approved: J. Phelan	Scale: As Shown (B.3)
ISSUED FOR APPROVAL: 04/11/21 S.C.	APPROVED FOR REVIEW: 04/11/21 S.C.	DESIGNER: J. Phelan	APPROVED FOR REVIEW: J. Phelan	APPROVED FOR REVIEW: J. Phelan

Drawing No: 50321
 Scale: A09
 No. 1

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TRAFFIC & CIVIL SERVICES

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Client: **G. & N. GRAMPS**
Project: **PROPOSED EXTENSION, CAFE, SHOP, OFFICE & TOILET**
Address: **55 HIGH STREET, CAMPBELL TOWN**
Project No: **PL N-22-0143** | **ENGINEERING PLUS**
Scale: **As Shown (0.8)**
Architectural Drawing Codebook
Drawing No: **410**
Revision No: **4**
Approval No: **134068**
Accreditation No: **022211**

CARAVAN BAR - INT. ELEVATION #1
SCALE 1:10

CARAVAN BAR - INT. ELEVATION #2
SCALE 1:10

CARAVAN BAR - INT. ELEVATION #3
SCALE 1:10

CARAVAN BAR - INT. ELEVATION #4
SCALE 1:10

CARAVAN BAR FLOOR PLAN
SCALE 1:10

FINISH SCHEDULE

MARK	HIGHT	WIDTH	TYPE	QUALITY	SHGC
FS	900	2700	GG	4.1	35
FS	900	1500	GG	4.1	35

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR APPROVAL	24.11.21
2	ISSUED FOR REVIEW	09.11.21

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ISSUED FOR APPROVAL

G. & N. GRAHAM
 PROJECT: PROPOSED EXTENSION, CAFE, SHOP, OFFICE & TOILET
 ADDRESS: 55 HIGH STREET, CAMPBELL TOWN
 ENGINEERING

Client: G. & N. GRAHAM
 Project: PROPOSED EXTENSION, CAFE, SHOP, OFFICE & TOILET
 Address: 55 HIGH STREET, CAMPBELL TOWN
 Engineering: G. & N. GRAHAM

Scale: 1:50
 Date: 16/09/2022
 Drawing No: CSQ3
 Rev: 4

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ENGINEERING PLUS
TRAFFIC & CIVIL SERVICES

ISSUED FOR APPROVAL

Client: G. & N. GRAHAM
Project: PROPOSED RESTROOM, CAFE, SHOP, OFFICE & TOILET
Address: 25 HIGH STREET, CAMPBELL TOWN
Authorised by: G. & N. GRAHAM
Drawing No: 58103
Date: 16/09/2022

Rev.	Description	Date	By	Checked	Approved	Scale	Notes
1	ISSUED FOR APPROVAL	24/11/20	EC	AC	AC	1:50	Approved Building Engineer
2	ISSUED FOR APPROVAL	20/11/20	EC	AC	AC	1:50	Approved Building Engineer

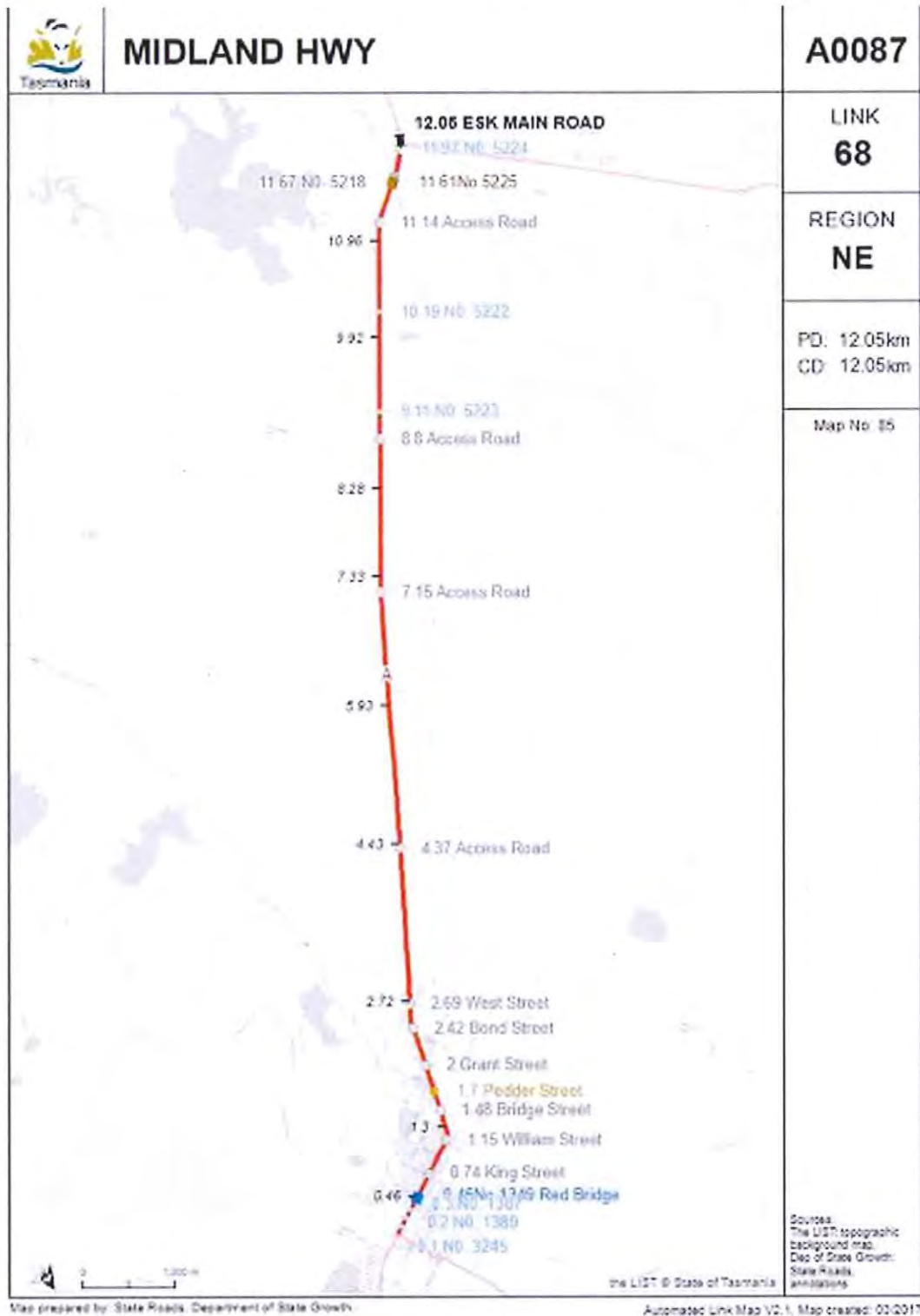
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Appendix B – Midland Highway Link Map



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Appendix C- Midland Highway Traffic Data

Site 0000A0087480

A0087480
 Description: Midland Highway 150m S Of Pedder St [UTS L68V 0.00 - 2.69]
 City: Campbell Town
 Route number: A0087

Site Data



Traffic Statistics by Direction

Direction	Weekday average total traffic	7 day average traffic	Weekly traffic total
North	3,424	3,491	24,439
South	3,234	3,348	23,438
Total	6,658	6,839	47,877

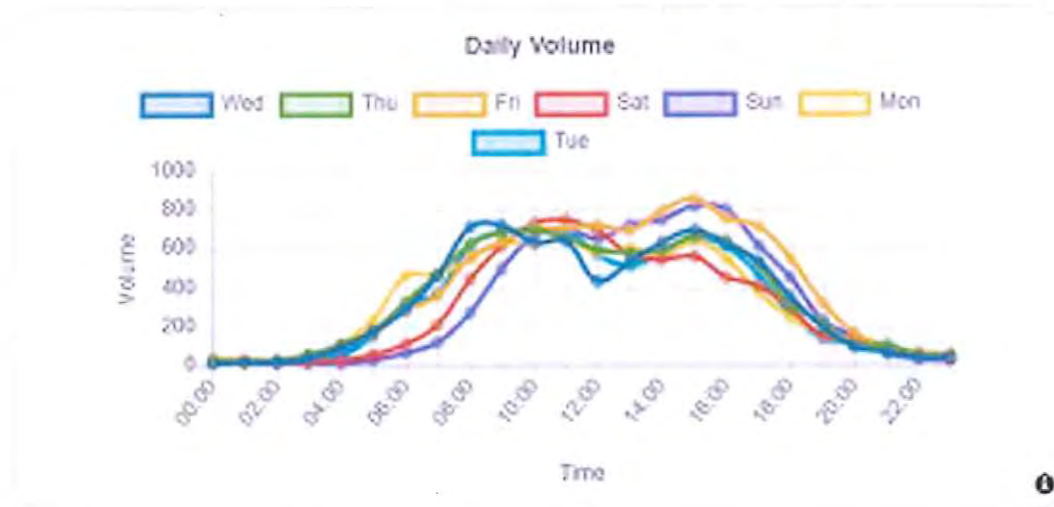
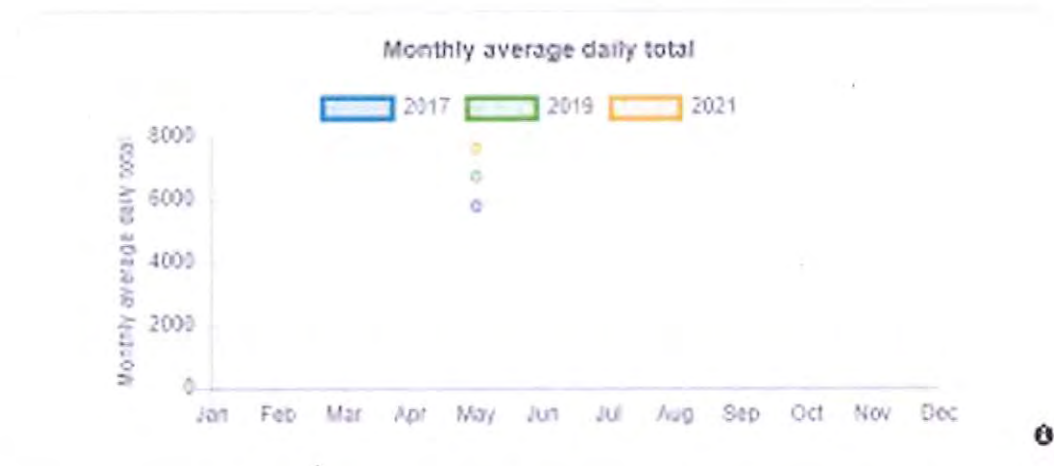
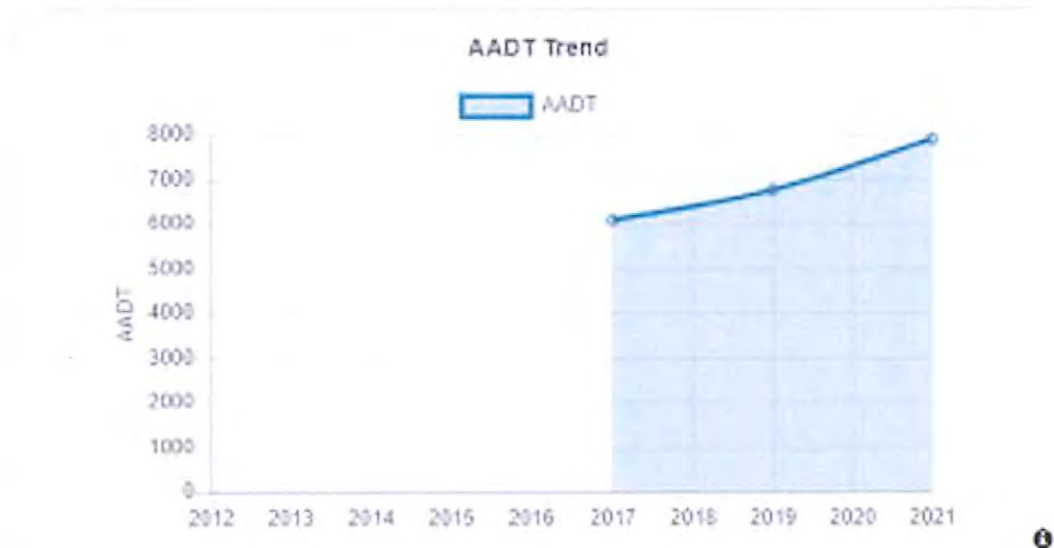
Annual Statistics

Date Item	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
AADT	-	-	-	-	-	6,059	-	6,751	-	7,870
% HV	-	-	-	-	-	19.3%	-	18.3%	-	15.0%

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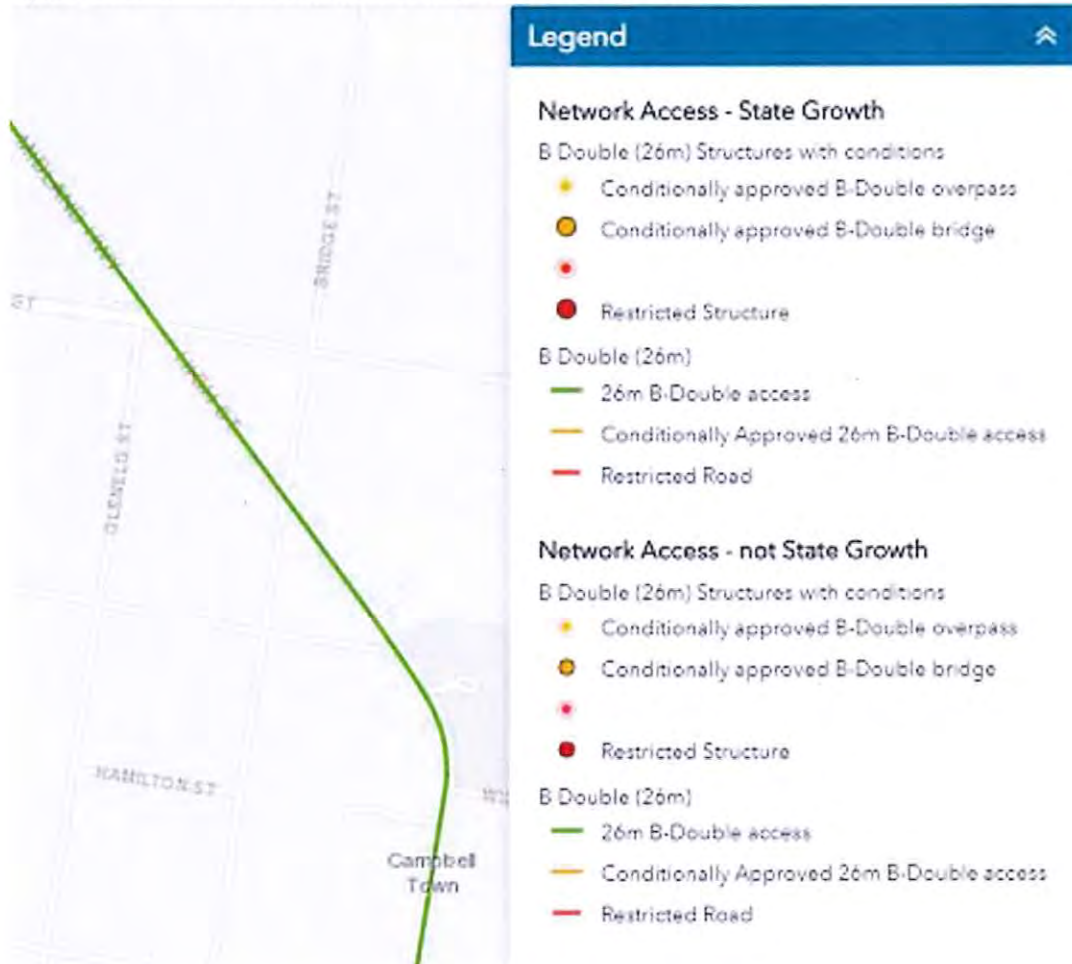
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Appendix D- Tasmanian 26m B Double Network



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Appendix E- Limited Access State Roads



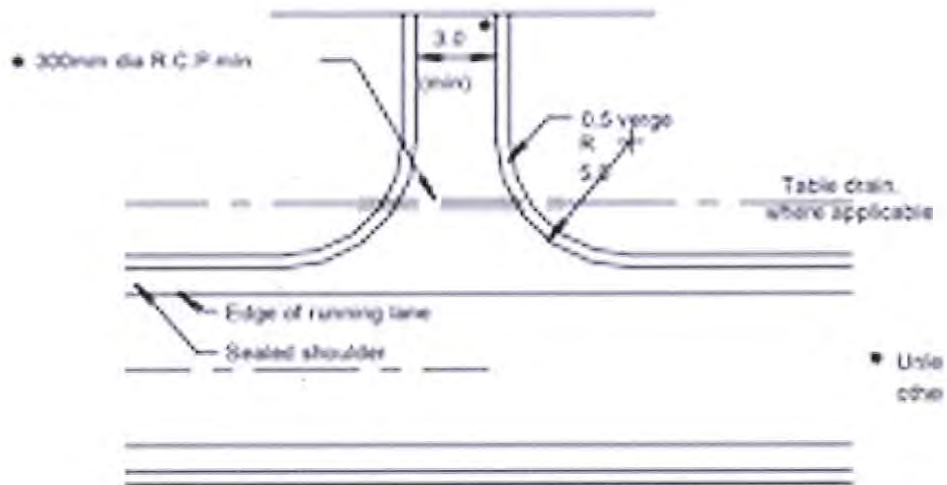
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Appendix F – DSG Rural Access Standard



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16.09.2022**

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Appendix G - DSG Pedestrian Underpass Project, Campbell Town

Campbell Town - Pedestrian Underpass

The Tasmanian and Australian Governments have committed to providing a new pedestrian underpass under High Street (the Midland Highway) in Campbell Town.

The community of Campbell Town raised concerns relating to the safety of pedestrians crossing the Midland Highway, particularly for school children accessing the recreation ground and patients attending the Campbell Town Health Centre.

In late November 2021, construction started on an underpass that meets contemporary design standards, including fully meeting the needs of people with a disability or reduced mobility.

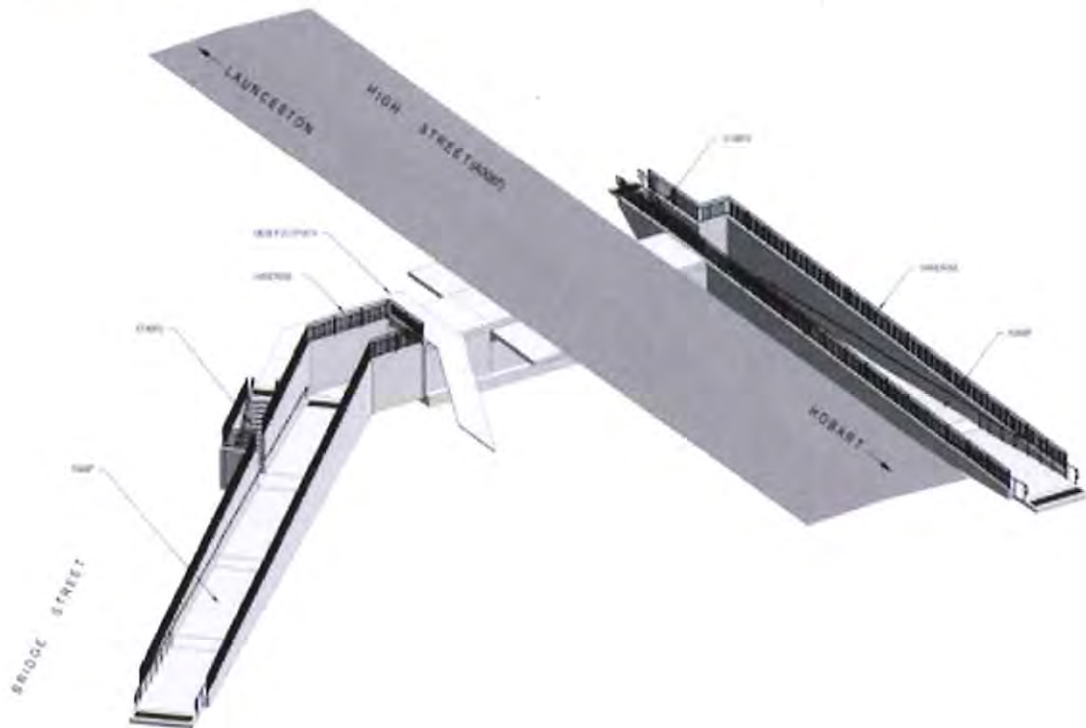
The pedestrian underpass will be located at the intersection of Bridge Street and High Street, Campbell Town. The following plans show the project location and underpass design.



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2: Campbell Town pedestrian underpass 3D model visualisation. Click in

The DSG website indicates work started in late November 2021 and is expected to be finished by the end of June 2022 subject to weather.

Hours of work are 7AM to 6 PM Monday to Friday.

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16.09.2022

Traffic Impact Statement



Appendix H - DSG Endorsement

Mon 22/08/2022 11:11 AM

RE: Traffic Impact Statement for 55 High Street Campbell Town beside the Midlands Highway



Siale, Vili <Vili.Siale@stategrowth.tas.gov.au>
To: Richard Burk

Our Reference: D22/212944

Hi Richard,
Thank you for your email and your Traffic Impact Statement (TIS).

Following a review, your TIS is accepted.

If you have any further queries regarding this matter please let me know.

Regards,
Vili.

Vili Siale | [Traffic Engineering Liaison Officer](#)
Traffic Engineering | Network Performance
Infrastructure Tasmania | Department of State Growth
11A Goodman Court, INVERMAY TAS 7248 | GPO Box 536, Hobart TAS 7001
Ph. (03) 6777 1951 | Mb. 0439 101 614
www.stategrowth.tas.gov.au

DEPARTMENT OF STATE GROWTH COURAGE TO MAKE A DIFFERENCE THROUGH:



My current work pattern under COVID-19 arrangements:

Monday	Tuesday	Wednesday	Thursday	Friday
Office	Office	Office	WFH	WFH

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16.09.2022**

Traffic Impact Statement

**Appendix I - LOS Descriptions**

Level of service A	A condition of free-flow in which individual drivers are virtually unaffected by the presence of others in the traffic stream. Freedom to select desired speeds and to manoeuvre within the traffic stream is extremely high, and the general level of comfort and convenience provided is excellent.
Level of service B	In the zone of stable flow where drivers still have reasonable freedom to select their desired speed and to manoeuvre within the traffic stream. The general level of comfort and convenience is a little less than with level of service A.
Level of service C	Also in the zone of stable flow, but most drivers are restricted to some extent in their freedom to select their desired speed and to manoeuvre within the traffic stream. The general level of comfort and convenience declines noticeably at this level.
Level of service D	Close to the limit of stable flow and approaching unstable flow. All drivers are severely restricted in their freedom to select their desired speed and to manoeuvre within the traffic stream. The general level of comfort and convenience is poor, and small increases in traffic flow will generally cause operational problems.
Level of service E	Traffic volumes are at or close to capacity, and there is virtually no freedom to select desired speeds or to manoeuvre within the traffic stream. Flow is unstable and minor disturbances within the traffic stream will cause breakdown.
Level of service F	In the zone of forced flow, where the amount of traffic approaching the point under consideration exceeds that which can pass it. Flow breakdown occurs, and queuing and delays result.

EXHIBITED

Rosemary Jones

From: Jonathan Galbraith
Sent: Wednesday, 21 September 2022 10:35 AM
To: NMC Planning
Cc: Ryan Robinson
Subject: RE: PLN-22-0143 TIA requires road authority advice as to adequacy

Follow Up Flag: Follow up
Flag Status: Completed

Ryan,

I confirm that this TIA is adequate.

Regards,

Jonathan Galbraith



Engineering Officer | Northern Midlands Council
Council Office, 13 Smith Street (PO Box 156), Longford Tasmania 7301
T: (03) 6397 7303 | M: 0400 935 642 | F: (03) 6397 7331
E: jonathan.galbraith@nmc.tas.gov.au | W: www.northernmidlands.tas.gov.au



**employer
of choice**

From: NMC Planning <planning@nmc.tas.gov.au>
Sent: Tuesday, 20 September 2022 4:28 PM
To: Jonathan Galbraith <jonathan.galbraith@nmc.tas.gov.au>
Subject: FW: PLN-22-0143 TIA requires road authority advice as to adequacy
Importance: High

Hi Jonathan

Could you please confirm the adequacy of the attached TIA.

Thanks
Karen

Karen Jenkins



Administration Officer - Community & Development | Northern
Midlands Council
Council Office, 13 Smith Street (PO Box 156), Longford Tasmania 7301
T: (03) 6397 7303 | F: (03) 6397 7331
E: karen.jenkins@nmc.tas.gov.au | W: www.northernmidlands.tas.gov.au



**employer
of choice**

From: Rebecca Green <rebecca.green@nmc.tas.gov.au>
Sent: Tuesday, 20 September 2022 4:04 PM
To: Karen Jenkins <karen.jenkins@nmc.tas.gov.au>

Subject: FW: PLN-22-0143 TIA requires road authority advice as to adequacy
Importance: High

Hi Karen

I cannot see that this has been received? Can you please follow up with Jonathan?

Regards

Rebecca Green



Planning Consultant | Northern Midlands Council
Council Office, 13 Smith Street (PO Box 156), Longford Tasmania 7301
T: (03) 6397 7303 | F: (03) 6397 7331
E: rebecca.green@nmc.tas.gov.au | W: www.northernmidlands.tas.gov.au



From: Rebecca Green
Sent: Tuesday, 19 July 2022 12:20 PM
To: Karen Jenkins <karen.jenkins@nmc.tas.gov.au>
Subject: PLN-22-0143 TIA requires road authority advice as to adequacy

Hi Karen,

Can you please seek from Jonathan/Leigh advice as to the adequacy of the TIA for Council maintained roads in relation to the proposal for 55 Main Street, Campbell Town.

Thanks

Rebecca Green



Planning Consultant | Northern Midlands Council
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E: rebecca.green@nmc.tas.gov.au | W: www.northernmidlands.tas.gov.au



HOME POLYCORR POLY CORRUGATED RAINWATER TANKS

EXHIBITED

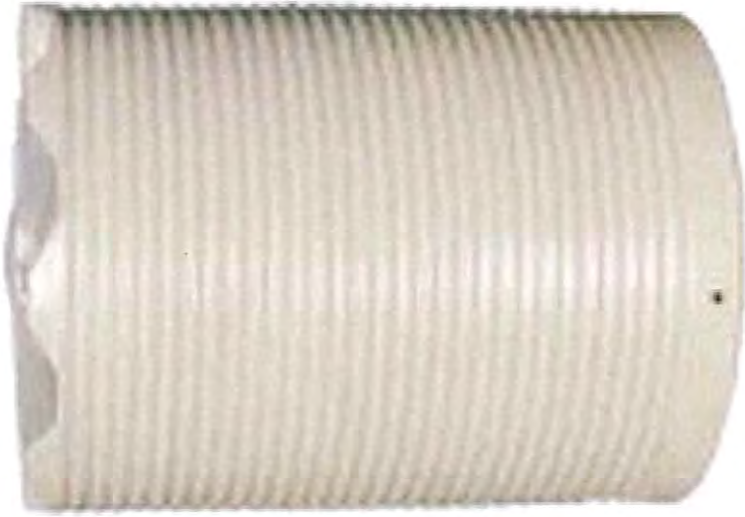
4600 LTR POLY CORRUGATED RAINWATER TANK

\$1,290.00

Made in Tasmania | 15 Year Warranty | Free Delivery!

This compact poly water tank is great for limited space city living, townhouses and small yards.

Don't compromise on quality *at* this price, buy Tasmanian.



**Received
16.09.2022**

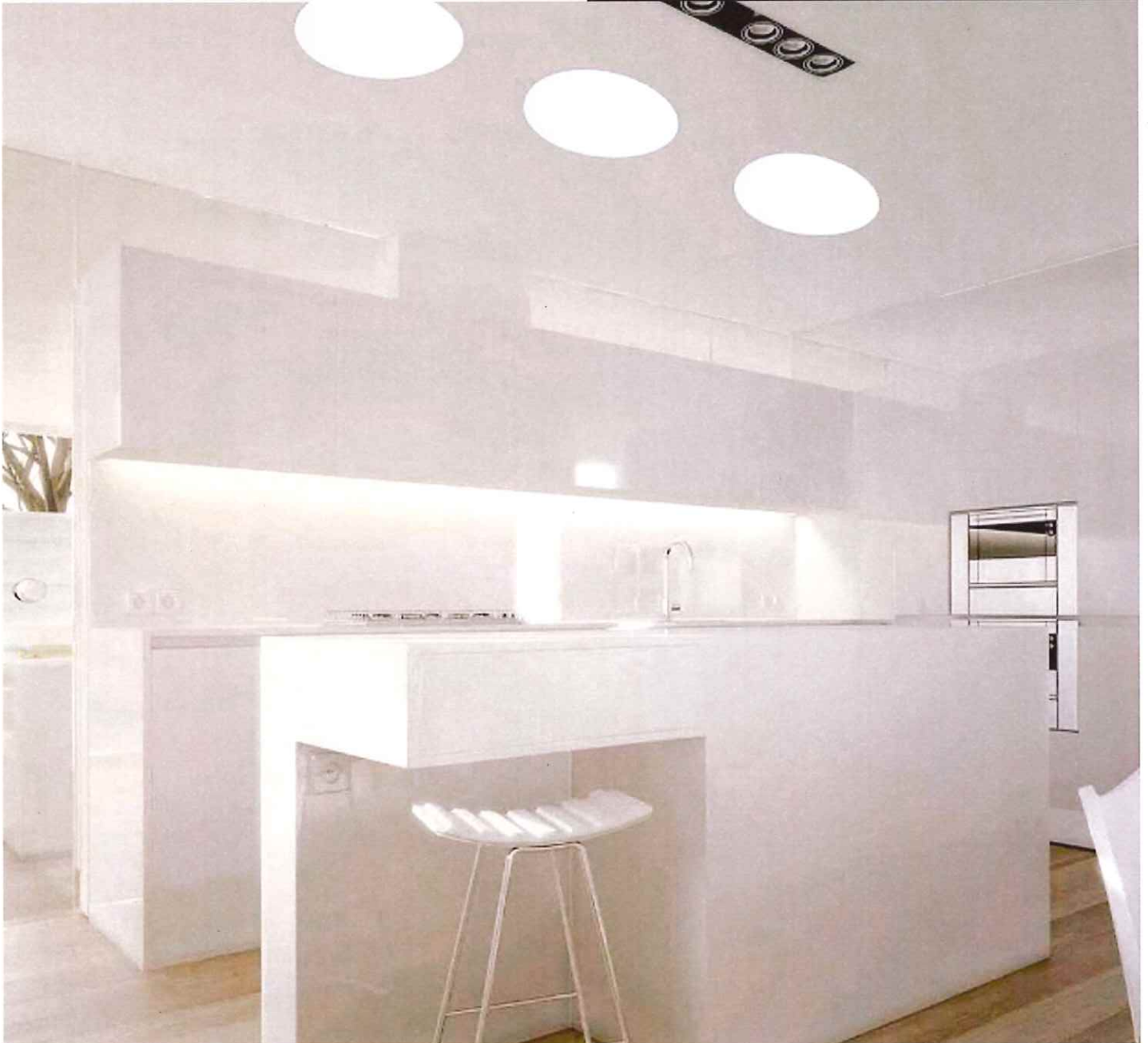


EXHIBITED

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16.09.2022

SunTube

Energy Efficient Light Control



adding daylight to life

Proudly Australian Made & Owned



EXHIBITED

Received
16.09.2022



Energy Efficient Light Control

Tubular Skylights

- SunTube Skylights are ideally suited for residential and commercial applications.
- SunTube is designed for minimal structural alterations.
- SunTube has a clear U.V. stabilised dome.
- The FlexiShaft used in the system is comprised of a highly reflective fibre reinforced triple laminated material designed for skylights. This material's ultra reflective inner surface delivers light entering the dome to the diffuser. The triple layer construction prevents any light leakage or U.V. breakdown.
- SunTubes are available in 300mm, 400mm and 500mm diameter.
- SunTube skylight kit comprises of a dome with an integral flashing, highly reflective flexible shaft, white ceiling ring and flush mounted prismatic diffuser.
- Suitable for all roof types and roof pitches.
- Available in Colorbond®, Zinalume® and galvanised finishes.



SunTube Standard Size Chart

room	approximate room size (metres)	minimum suggested size (diameter mm)
Kitchen	3.5 X 3.5	500
Bathroom	2.5 X 3.0	500
Dining	3.5 X 3.0	500
Family	3.5 X 4.5	500
Bedroom	3.5 X 3.5	500
Hallway	1.2 X 3.5	400/500
Laundry	2.5 X 2.5	500
Ensuite	1.5 X 2.0	400/500
W.I.R.	1.5 X 2.5	400
Pantry	1.2 X 2.0	300
Toilet	1.5 X 1.0	300



Tested to AS4285-2007 (Up to 500mm diameter)



125 Chesterville Road
Moorabbin VIC 3189
Tel (03) 9555 2388
Fax (03) 9532 3470
Email info@belleskylights.com.au
Web www.belleskylights.com.au



Design by THE SHAPE GROUP

colour range



CLASSIC STRAW
SA = 032 BCA = 1



PAPERBARK
SA = 042 BCA = 14



PALE HICKORY
SA = 050 BCA = 13



WOODLAND GREY
SA = 071 BCA = 5



DEEP OCEAN
SA = 075 BCA = 0



COTTAGE GREEN
SA = 076 BCA = 0



PLUMBER KISS
SA = 085 BCA = 5



BLACK BERRY
SA = 095 BCA = 0



WALLS LASSIE
SA = 087 BCA = 14



GRACEY GO
SA = 087 BCA = 14



SWIFT
SA = 034 BCA = 14



WINDSOR
SA = 091 BCA = 0



GRACEY
SA = 043 BCA = 0



MANHATTAN
SA = 044 BCA = 0



WALKER
SA = 054 BCA = 0



JASPER
SA = 065 BCA = 0



SEASIDE
SA = 068 BCA = 0



INDIGO
SA = 074 BCA = 0



TRIOLOGY
SA = 083 BCA = 0



WINDSOR
SA = 075 BCA = 0

Received
16.09.2022

EXHIBITED

Received

02.05.2023

DRAWING SCHEDULE

A00	COVER PAGE
A01	LOCALITY PLAN
A02	SITE PLAN
A03	CAFE KITCHEN- CONSTRUCTION PLAN
A04	CAFE KITCHEN- INT. ELEVATION
A05	CAFE KITCHEN- ELEVATIONS
A06	CAFE KITCHEN- 3D PERSEPECTIVE
A07	CAFE- ELEVATION
A08	CAFE- 3D PERSEPECTIVE
A09	WALKWAY 3D PERSEPECTIVE
A10	CARAVAN BAR INT. ELEVATION
A11	CARAVAN BAR- ELEVATION
A12	CARAVAN BAR- 3D PERSEPECTIVE
A13	TOILET BLOCK - ELEVATIONS & 3D PERSEPECTIVE
A14	PERGOLA - FLOOR PLAN
A15	PERGOLA - ELEVATIONS
A16	PERGOLA - ROOF PLAN
A17	PERGOLA - 3D PERSEPECTIVES
A18	OFFICE - ELEVATIONS

ISSUED FOR APPROVAL

**PROPOSED EXTENSION, CAFE, BAR,
PERGOLA, OFFICE & TOILET**

G. & N. GRAHAM
55 HIGH STREET,
CAMPBELL TOWN

NORTHERN MIDLANDS COUNCIL



PROJECT INFORMATION

BUILDING DESIGNER:	GRANT JAMES PFEIFFER
ACCREDITATION No:	CC2211T
LAND TITLE REFERENCE NUMBER:	153978/1
BUILDING CLASS:	10B
EXISTING DWELLING AREA:	134.26m ²
EXISTING GARAGE AREA:	96.0m ²
PROPOSED OFFICE & STORAGE AREA:	14.88m ²
PROPOSED CAFE AREA:	14.88m ²
PROPOSED SHOP AREA:	14.88m ²
PROPOSED BAR AREA:	10.62m ²
PROPOSED TOILET BLOCK AREA:	18.09m ²
PROPOSED PERGOLA AREA:	70.41m ²
DESIGN WIND SPEED:	N2
SOIL CLASSIFICATION:	ASSUMED 'H'
CLIMATE ZONE:	7
ALPINE AREA:	N/A
CORROSION ENVIRONMENT:	LOW
FLOODING:	NO
LANDSLIP:	NO
DISPERSIVE SOILS:	UNKNOWN
SALINE SOILS:	UNKNOWN
SAND DUNES:	NO
MINE SUBSIDENCE:	NO
LANDFILL:	NO
GROUND LEVELS:	REFER PLAN
ORG LEVEL:	EXISTING

81 Elizabeth Street, Launceston, Tasmania 7250 jack@engineeringplus.com.au, trin@engineeringplus.com.au
Jack 0417 362 783 or Trin 0417 545 813



LEGEND	
	SEWER
	WATER
	STORMWATER

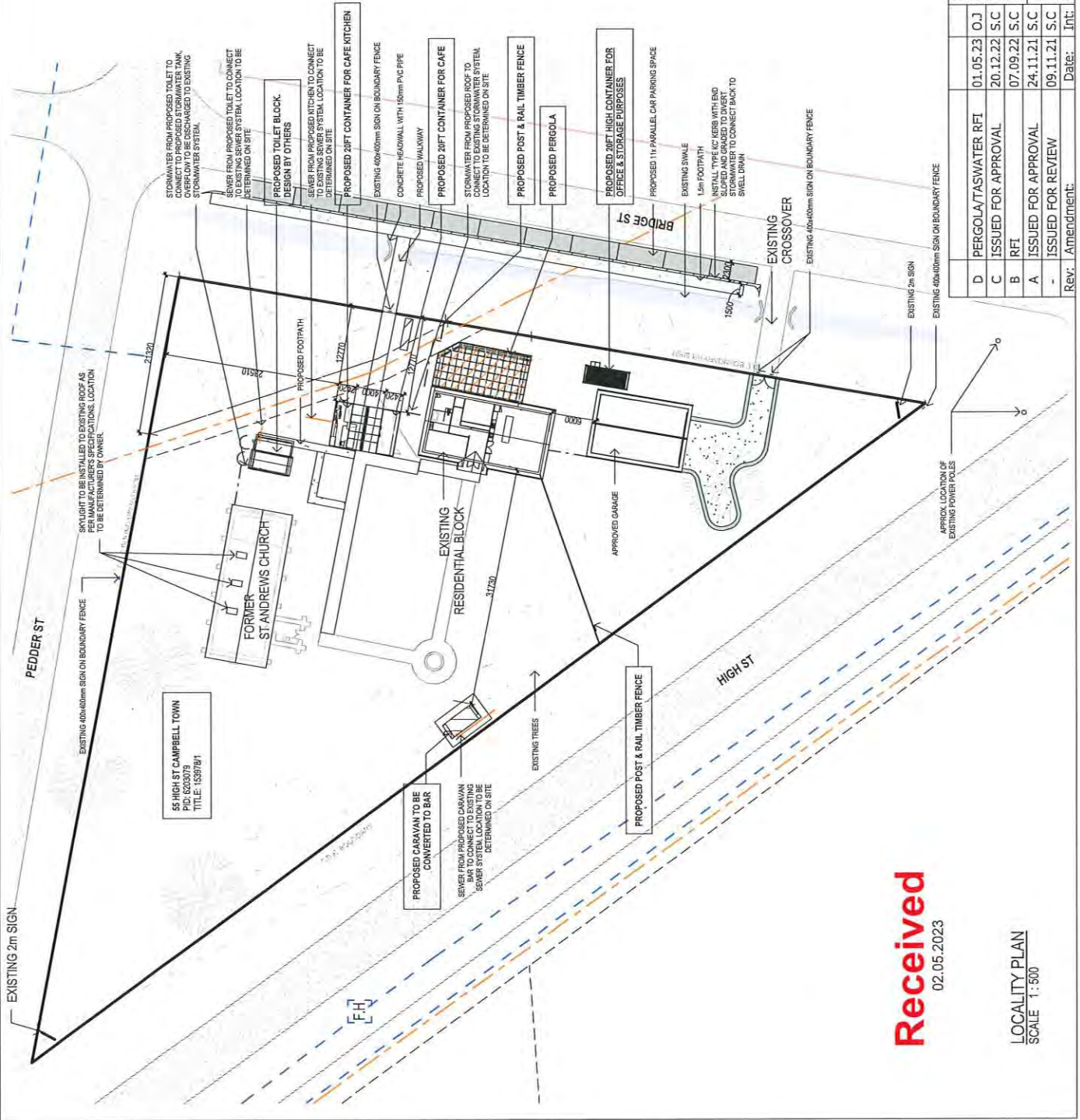
3x SKYLIGHTS DIMENSION
 WIDTH 780
 HEIGHT 1400

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Client: **G. & N. GRAHAM**
 Project: **PROPOSED EXTENSION, CAFE, SHOP, OFFICE & TOILET**
 Address: **55 HIGH STREET, CAMPBELL TOWN**
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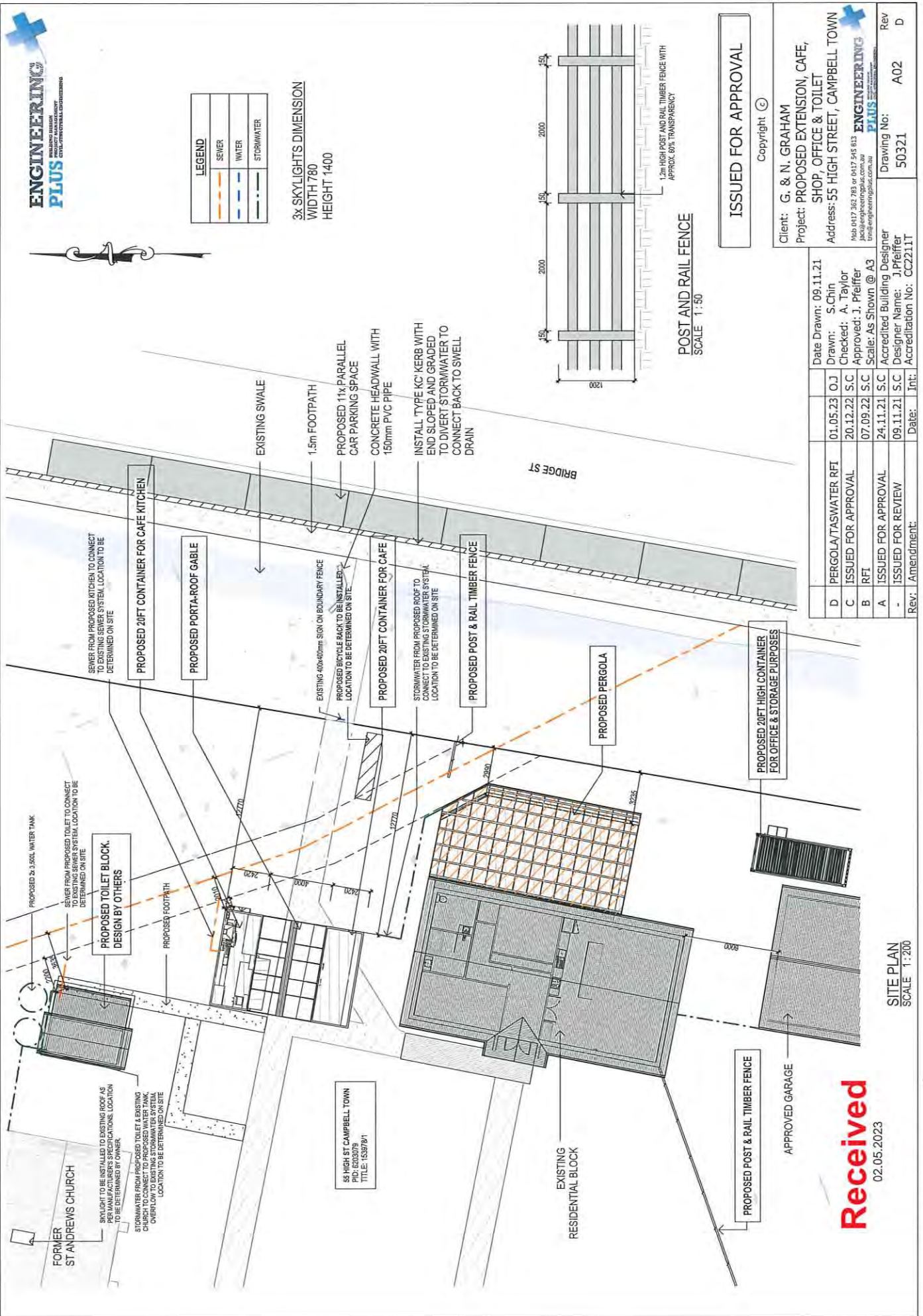
Rev: A01 D
 Drawing No: 50321
 Designer Name: J.Pfeiffer
 Accreditation No: CC221IT



Rev.	Date:	Int.	Description
D	01.05.23	O.J	PERGOLA/TASWATER RFI
C	20.12.22	S.C	ISSUED FOR APPROVAL
B	07.09.22	S.C	RFI
A	24.11.21	S.C	ISSUED FOR APPROVAL
-	09.11.21	S.C	ISSUED FOR REVIEW

Received
 02.05.2023

LOCALITY PLAN
 SCALE 1:500



Received
02.05.2023

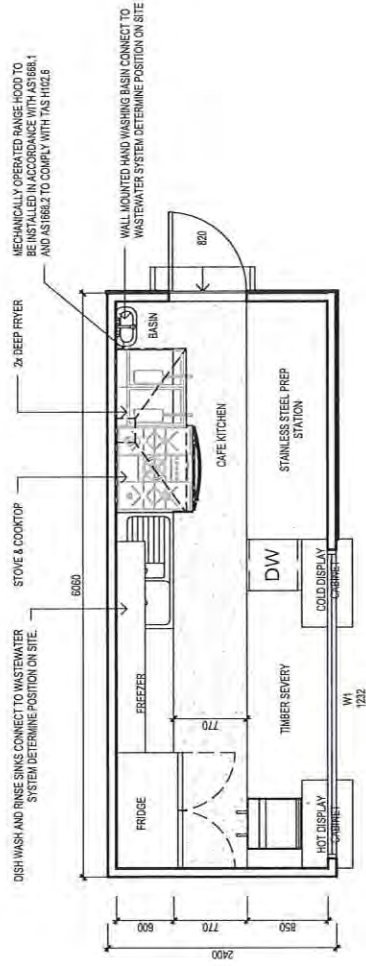
SITE PLAN
SCALE 1:200

Received
02.05.2023

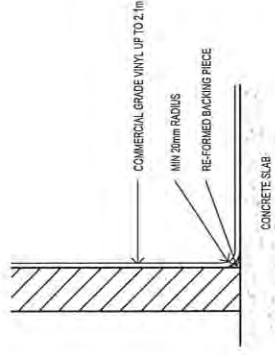
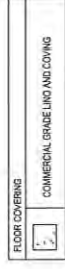


WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	U-VALUE	SHGC
W1	2100	3200	DG	4.3	.55



CAFE KITCHEN FLOOR PLAN
SCALE 1:50



COVING DETAIL
SCALE 1:10

ISSUED FOR APPROVAL

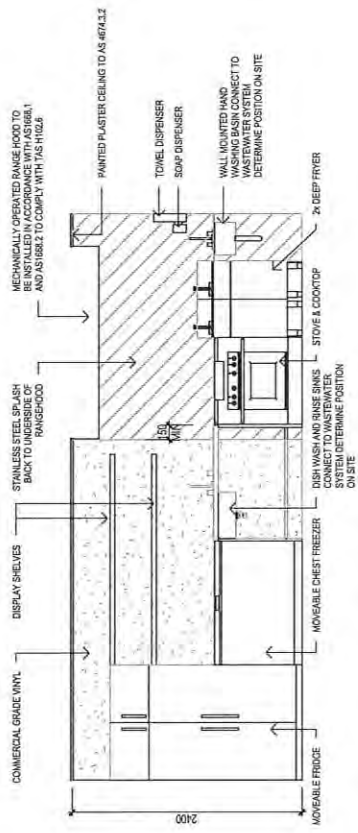
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jack@engineeringplus.com.au
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ENGINEERING PLUS
Accredited Building Designer
Drawing No: 50321
Rev: A03 D

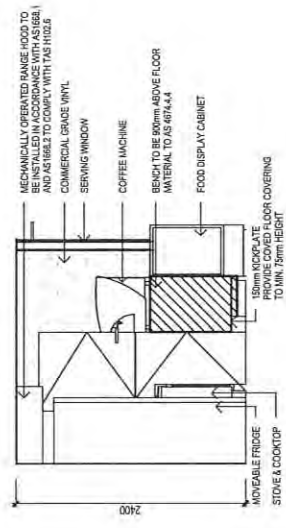
Date	Int:	Rev:	Description
09.11.21			Issued for Review
24.11.21	S.C	A	Issued for Approval
07.09.22	S.C	B	RFI
20.12.22	S.C	C	Issued for Approval
01.05.23	O.J	D	PERGOLA/TASWATER RFI
09.11.21			Amendment

Name	Area	Area (sq)
EXISTING DWELLING	134.26 m ²	14.45
PROPOSED PERGOLA	70.38 m ²	7.58
PROPOSED OFFICE & STORAGE	14.88 m ²	1.60
EXISTING GARAGE	96.00 m ²	10.33
PROPOSED SHOP	14.88 m ²	1.60
PROPOSED TOILET BLOCK	18.09 m ²	1.95
PROPOSED CAFE	14.88 m ²	1.60
PROPOSED BAR	10.62 m ²	1.14
Total	374.01 m²	40.26

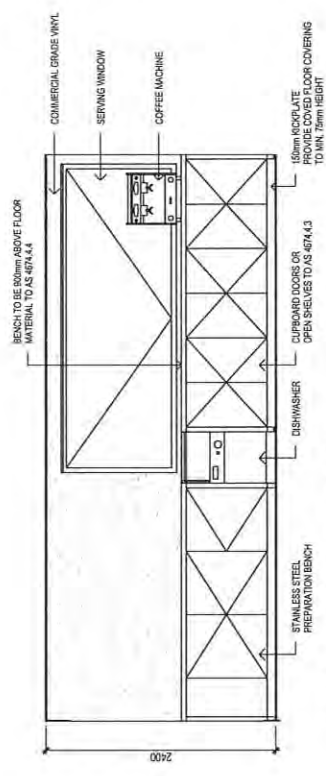
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02.05.2023



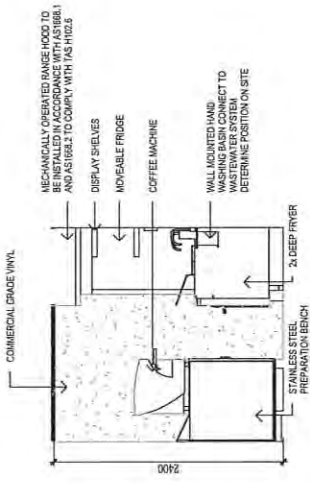
CAFE KITCHEN- INT. ELEVATION #1
SCALE 1:50



CAFE KITCHEN- INT. ELEVATION #3
SCALE 1:50



CAFE KITCHEN- INT. ELEVATION #2
SCALE 1:50



CAFE KITCHEN- INT. ELEVATION #4
SCALE 1:50

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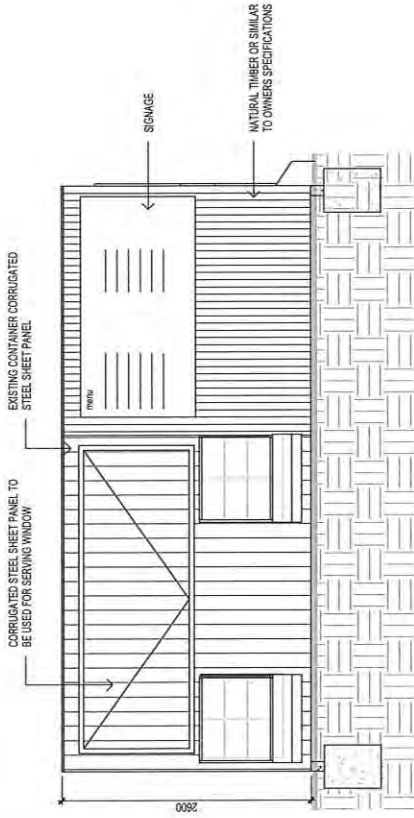
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REGISTERED PROFESSIONAL ENGINEER

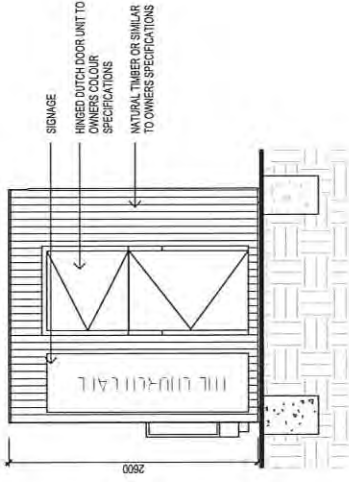
D	PERGOLA/TASWATER RFI	01.05.23	O.J	Date Drawn:	09.11.21
C	ISSUED FOR APPROVAL	20.12.22	S.C	Drawn:	S.Chin
B	RFI	07.09.22	S.C	Checked:	A. Taylor
A	ISSUED FOR APPROVAL	24.11.21	S.C	Approved:	J. Pfeiffer
-	ISSUED FOR REVIEW	09.11.21	S.C	Scale:	As Shown @ A3
Rev:	Amendment:	Date:	Int:	Accredited Building Designer	J. Pfeiffer
				Designer Name:	J. Pfeiffer
				Accreditation No:	CC2211T
				Drawing No:	50321
				Rev	A04
					D

Received

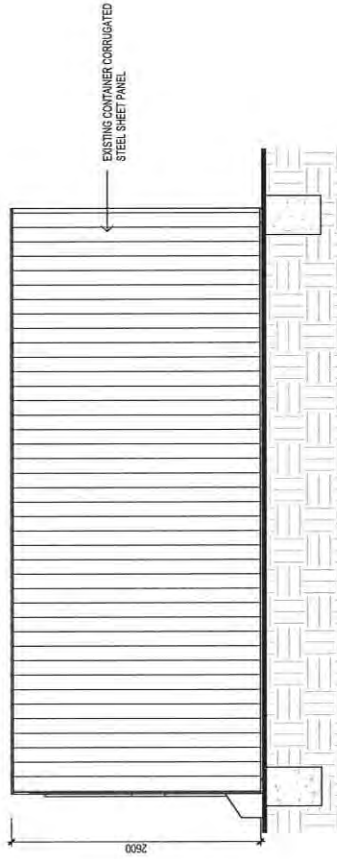
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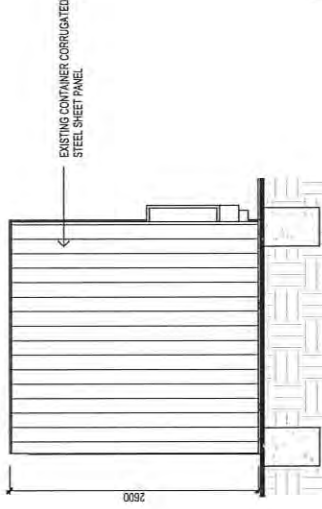
CAFE KITCHEN- SOUTH ELEVATION
SCALE 1:50



CAFE KITCHEN- EAST ELEVATION
SCALE 1:50



CAFE KITCHEN- NORTH ELEVATION
SCALE 1:50



CAFE KITCHEN- WEST ELEVATION
SCALE 1:50

ISSUED FOR APPROVAL

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Project: PROPOSED EXTENSION, CAFE, SHOP, OFFICE & TOILET

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Drawing No: 50321

Rev: D

A05

D	PERGOLA/TASWATER RFI	01.05.23	O.J	Date Drawn: 09.11.21
C	ISSUED FOR APPROVAL	20.12.22	S.C	Drawn: S.Chin
B	RFI	07.09.22	S.C	Checked: A. Taylor
A	ISSUED FOR APPROVAL	24.11.21	S.C	Approved: J. Pfeiffer
-	ISSUED FOR REVIEW	09.11.21	S.C	Scale: As Shown @ A3
Rev:	Amendment:	Date:	Int:	Accredited Building Designer Designer Name: J.Pfeiffer Accreditation No: CC2211T



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Project: PROPOSED EXTENSION, CAFE,
SHOP, OFFICE & TOILET
Address: 55 HIGH STREET, CAMPBELL TOWN

Rev.	Amendment:	Date:	Int:	Accreditation No:
D	PERGOLA/TASWATER RFI	01.05.23	O.J	
C	ISSUED FOR APPROVAL	20.12.21	S.C	
B	RFI	07.09.21	S.C	
A	ISSUED FOR APPROVAL	24.11.21	S.C	
-	ISSUED FOR REVIEW	09.11.21	S.C	

Date Drawn: 09.11.21
Drawn: S.Chin
Checked: A. Taylor
Approved: J. Pfeiffer
Scale: As Shown @ A3
Accredited Building Designer
Designer Name: J.Pfeiffer
Accreditation No: CC2211T

Date Drawn: 09.11.21
Drawn: S.Chin
Checked: A. Taylor
Approved: J. Pfeiffer
Scale: As Shown @ A3
Accredited Building Designer
Designer Name: J.Pfeiffer
Accreditation No: CC2211T

Drawing No: 50321
Rev: A06 D